



**2023 – 2027 Five-Year Consolidated Plan
Annual Action Plan 2023 – 2024**

**Virginia Department of Housing and Community Development
600 E. Main St., Ste. 300
Richmond, VA 23219**

Executive Summary

ES-05 Executive Summary - 91.300(c), 91.320(b)

1. Introduction

The Consolidated Plan is in effect from July 1, 2023 – June 30, 2028. The Department of Housing and Community Development (DHCD) developed this plan through a comprehensive statewide effort that included a needs assessment leveraging existing data, input sessions and surveys, and consultations with housing and social service agencies and other entities. DHCD will use the resulting plan and document to allocate Community Development Block Grant (CDBG), Emergency Shelter Grant (ESG), HOME Investment Partnership (HOME), HOME American Rescue Plan (HOME ARP), Housing Opportunities for People with AIDS (HOPWA) program funds, and the National Housing Trust Funds (NHTF) within the Commonwealth of Virginia.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The commonwealth is extremely diverse in its racial and ethnic composition, and there are numerous areas across the state with concentrated populations, including African American, Hispanic, Asian, and others. In addition, the state has multiple and varying housing and non-housing challenges. These challenges vary substantially from region to region.

The needs assessment and market analysis identified three priority needs:

- Lack of affordable and safe housing
- Individuals and families experiencing homelessness and housing insecurity
- Barriers to competitive and sustainable communities.

Overall DHCD's goals are to target these federal resources (CDBG, ESG, HOME, National Housing Trust Fund (NHTF), HOPWA, and HOME-ARP) and to leverage other state resources to address these needs by:

- Increasing access to affordable and safe housing units
- Decreasing the number individuals and families experiencing housing instability
- Creating competitive and sustainable communities.

DHCD works with many partners to accomplish these goals. These partners include units of local government, other state agencies, housing developers, Community Housing Development Organizations (CHDO), nonprofits, and regional planning groups.

While work on these goals is ongoing the commonwealth will incorporate other specific strategies to help meet these goals. These include a plan to address the barriers to fair housing, a plan to end homelessness, measures to address lead-based paint hazards, and anti-poverty measures.

3. Evaluation of past performance

Over the past five years DHCD has made significant progress toward increasing the number of affordable housing units and working with localities to create competitive and sustainable communities. DHCD will continue activities and initiatives that have proven effective, as well as look for opportunities to improve on the work that has been done in the past.

In addition, DHCD will continue work to decrease the number of people experiencing homelessness in Virginia. DHCD will also focus on reducing the length of time people are experiencing homelessness and reducing the number of people who return to homelessness. DHCD will leverage both state and federal (ESG) resources to focus on these goals.

4. Summary of citizen participation process and consultation process

In the winter of 2022 and 2023, DHCD held a series of input sessions that include general Consolidated Plan Input Sessions, including sessions focusing specifically on affordable housing development, homeless services, and community development. In total, the input sessions had over 200 participants. Session participants included:

- Private and public housing providers
- Homeless service and prevention providers
- Regional planning organizations
- Local government and housing authorities
- Other state agencies
- Nonprofit and government service providers
- Advocates

The input sessions focused on gathering feedback on priorities and strategies to address the homelessness, housing, and community development needs in Virginia. In addition to these sessions, DHCD held a public hearing and accepted public comments.

5. Summary of public comments

Please reference the attached Citizen Participation Comments for a full accounting of the public comments on this document.

6. Summary of comments or views not accepted and the reasons for not accepting them

Some commenters requested uses of funds that are outside the scope of what is allowable under federal rules. Additionally, one commenter requested funding for services for individuals experiencing homelessness that would require they meet certain requirements before accessing housing. Because Virginia has committed to a housing first model, we were unable to accept that request.

7. Summary

Please see attached summary of written comments.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.300(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	VIRGINIA	Department of Housing and Community Development
HOPWA Administrator	VIRGINIA	Department of Housing and Community Development
HOME Administrator	VIRGINIA	Department of Housing and Community Development
ESG Administrator	VIRGINIA	Department of Housing and Community Development

Table 1 – Responsible Agencies

Narrative

The Department of Housing and Community Development's (DHCD) mission is to create safe, affordable, and prosperous communities to live, work and do business in Virginia. Through partnerships with local governments, nonprofits, state and federal agencies, and others, DHCD works with communities to develop their economic potential and invests more than \$100 million each year into housing and community development projects through the state, the majority of which are designed to help low- to moderate- income citizens. The agency is also responsible for regulating Virginia's building and fire codes and providing training and certifications for building code officials.

Consolidated Plan Public Contact Information

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PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.200(I) and 91.315(I)

1. Introduction

DHCD works together with Emergency Solution Grant (ESG) providers, Continua of Care (CoC), Community Development Block Grant (CDBG) grantees, local government, other state agencies, and private entities to gather input on the Five-Year Consolidated Plan and Annual Action Plan.

Many organizations participated in the public input process, but not all participating organizations are listed below due to system limits on space.

Provide a concise summary of the state’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))

DHCD coordinate and participates in multiple efforts to coordinate statewide efforts to address affordable housing needs in Virginia. These efforts include coordination with Virginia Housing and the Department of Behavioral Health and Developmental Services (DBHDS) to address critical housing needs of those with disabilities including mental health and substance abuse.

DHCD along with other state agencies and providers are also working to braid resources and develop the infrastructure to house some of Virginia’s most vulnerable people, individuals with intellectual and development disability, and individuals and families experience homelessness. These efforts include the development of housing units and rental assistance to provide safe and affordable housing.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

Virginia has established statewide homeless outcome measures and restructured the funding processes to better align local CoCs with state and federal goals to reduce the number of individuals experiencing homelessness, to shorten the length of time persons are homeless, and to reduce the number of people returning to homelessness. Interagency efforts have established multiple coordinated work groups and committees with specific goals to work across agencies to include private and public coordination and leverage local continuum of care participation to address a number of priority efforts including ending veterans' homelessness, which was achieved in November 2015. Additional efforts have been made to end family homeless, which decreased 46% since 2010; chronic homelessness, which decreased 43% since 2017; and youth homeless, which decreased 25% since 2013.

Describe consultation with the Continuum(s) of Care that serves the state in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS.

COCs provide input into how Virginia allocates ESG funds, the development of performance and evaluation outcomes, and the development of funding, policies, and procedures (for the administration of HMIS). This input has been provided through these methods:

- Action Plan Input Sessions
- Virginia Homeless Solution Program Input Sessions

Over 150 individuals representing localities, service providers, and CoCs participated in the input sessions held across the state in 2021. Sessions focused on gathering feedback on the allocation of homeless services funding, including ESG.

Consolidated Plan/ Action Plan Input Sessions were held in winter, 2023. More than 80 individuals participated including participation from:

- Private and public housing providers
- Homeless service and prevention providers
- Regional planning organizations
- Nonprofit and government service providers
- Advocates.

DHCD allocates both state and federal homeless services funding through a statewide community-based process that requires local CoC to establish/adopt performance standards, adhered to HMIS standards, and have approved policies and procedures.

2. Describe agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities.

Table 2 – Agencies, groups, organizations who participated:

1	Agency/Group/Organization	Accomack-Northampton Planning District Commission
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Virtual Meeting (Polling Questions and Discussion)
2	Agency/Group/Organization	The ARCH
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Virtual Meeting (Polling Questions and Discussion)
3	Agency/Group/Organization	Bay Aging
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy HOPWA Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Virtual Meeting (Polling Questions and Discussion)
4	Agency/Group/Organization	CARITAS
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy HOPWA Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Virtual Meeting (Polling Questions and Discussion)
5	Agency/Group/Organization	CARPENTER'S SHELTER
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Virtual Meeting (Polling Questions and Discussion)
6	Agency/Group/Organization	Compassionate Hands
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Virtual Meeting (Polling Questions and Discussion)
7	Agency/Group/Organization	Crossroads Jobs
	Agency/Group/Organization Type	Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Virtual Meeting (Polling Questions and Discussion)
8	Agency/Group/Organization	CULPEPER COUNTY
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Virtual Meeting (Polling Questions and Discussion)
9	Agency/Group/Organization	Doorways for Women and Families
	Agency/Group/Organization Type	Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Virtual Meeting (Polling Questions and Discussion)
10	Agency/Group/Organization	FAIRFAX COUNTY
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy HOPWA Strategy Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Virtual Meeting (Polling Questions and Discussion)
11	Agency/Group/Organization	FORKIDS, INC.
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth HOPWA Strategy Market Analysis Anti-poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Virtual Meeting (Polling Questions and Discussion)
12	Agency/Group/Organization	Fredericksburg Area Health and Support Services
	Agency/Group/Organization Type	Services-homeless Services-Health
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy HOPWA Strategy Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Virtual Meeting (Polling Questions and Discussion)
13	Agency/Group/Organization	HAMPTON-NEWPORT NEWS CSB
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless HOPWA Strategy Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Virtual Meeting (Polling Questions and Discussion)
14	Agency/Group/Organization	HOMEWARD
	Agency/Group/Organization Type	Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Virtual Meeting (Polling Questions and Discussion)

15	Agency/Group/Organization	Loudoun Citizens for Social Justice / LAWS
	Agency/Group/Organization Type	Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Families with children Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Virtual Meeting (Polling Questions and Discussion)
16	Agency/Group/Organization	Lee County Redevelopment and Housing Authority
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Virtual Meeting (Polling Questions and Discussion)
17	Agency/Group/Organization	County of Loudoun
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy HOPWA Strategy Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Virtual Meeting (Polling Questions and Discussion)
18	Agency/Group/Organization	Micah Ecumenical Ministries
	Agency/Group/Organization Type	Services - Housing

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Virtual Meeting (Polling Questions and Discussion)
19	Agency/Group/Organization	Miriam's House
	Agency/Group/Organization Type	Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy HOPWA Strategy Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Virtual Meeting (Polling Questions and Discussion)
20	Agency/Group/Organization	PORTSMOUTH VOLUNTEERS FOR THE HOMELESS
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Virtual Meeting (Polling Questions and Discussion)
21	Agency/Group/Organization	Rappahannock Rapidan Community Services
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Virtual Meeting (Polling Questions and Discussion)

22	Agency/Group/Organization	Samaritan House
	Agency/Group/Organization Type	Services-Victims of Domestic Violence Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Families with children HOPWA Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Virtual Meeting (Polling Questions and Discussion)
23	Agency/Group/Organization	Shenandoah Alliance for Shelter
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth HOPWA Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Virtual Meeting (Polling Questions and Discussion)
24	Agency/Group/Organization	STEPS, Inc.
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless Services-Education Services-Employment

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth HOPWA Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Virtual Meeting (Polling Questions and Discussion)
25	Agency/Group/Organization	The Laurel Center
	Agency/Group/Organization Type	Services-Victims of Domestic Violence Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy HOPWA Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Virtual Meeting (Polling Questions and Discussion)
26	Agency/Group/Organization	The Planning Council
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-homeless Services-Health Regional organization Planning organization

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth HOPWA Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Virtual Meeting (Polling Questions and Discussion)
27	Agency/Group/Organization	Tri-County Community Action Agency
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Victims of Domestic Violence Services-Health Services-Education Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth HOPWA Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Virtual Meeting (Polling Questions and Discussion)

28	Agency/Group/Organization	Virginia Supportive Housing
	Agency/Group/Organization Type	Housing Services-homeless Services-Health
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless HOPWA Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Virtual Meeting (Polling Questions and Discussion)
29	Agency/Group/Organization	Women's Resource Center of the New River Valley
	Agency/Group/Organization Type	Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children HOPWA Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Virtual Meeting (Polling Questions and Discussion)
30	Agency/Group/Organization	YORK COUNTY
	Agency/Group/Organization Type	Other government - County

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth HOPWA Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Virtual Meeting (Polling Questions and Discussion)
31	Agency/Group/Organization	Arlington Partnership for Affordable Housing
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Virtual Meeting (Polling Questions and Discussion)
32	Agency/Group/Organization	Blue Ridge Independent Living Center
	Agency/Group/Organization Type	Housing Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Virtual Meeting (Polling Questions and Discussion)

33	Agency/Group/Organization	Central Virginia Planning District Commission
	Agency/Group/Organization Type	Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Virtual Meeting (Polling Questions and Discussion)
34	Agency/Group/Organization	GALAX
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Virtual Meeting (Polling Questions and Discussion)

35	Agency/Group/Organization	Hampton Roads Community Action Program, Inc
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs HOPWA Strategy Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Virtual Meeting (Polling Questions and Discussion)
36	Agency/Group/Organization	HOPE COMMUNITY BUILDERS
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy HOPWA Strategy Market Analysis

How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Virtual Meeting (Polling Questions and Discussion)
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Identify any Agency Types not consulted and provide rationale for not consulting.

Both the Homeless Services and Consolidated Plan Input Sessions were broadly announced and open to all participants. DHCD reached out specifically to other state agencies where housing policy and service populations overlap. All input was welcomed but DHCD did not reach out to agencies outside of the human services, housing, and community and economic development domains or without shared client population concerns.

Other local/regional/state/federal planning efforts considered when preparing the Plan.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	15 local CoCs	Each Continuum of Care and the Commonwealth of Virginia's Plan seeks to reduce the number of individuals experiencing homelessness; to shorten the length of time individuals experience homelessness; and to reduce the number of individuals returning to homelessness.
Opening Doors	US Interagency Council on Homelessness	The strategic plan and the Opening doors overlap in a number of ways. Specifically, both are focused on retooling the homeless response system by transforming homeless services to crisis response systems that prevent homelessness and rapidly return people who experience homelessness to stable housing.
VA Plan to Increase Independent Living Options	Department of Behavioral Health and Developmental Services	The state plan to increase the availability of independent living options for individuals with intellectual and other developmental disabilities.
Housing the Seriously Mentally Ill	DHCD	This is a state plan to address the housing needs for individuals with serious mental illness.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination among the State and any units of general local government, in the implementation of the Consolidated Plan (91.315(l)).

DHCD reached out to local governments for participation in the input sessions and the online survey. Many local governments provided valuable information during this process.

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

- 1. Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal setting.**

The public comment period ended on May 15, 2023. A summary of the comments and responses are included as an attachment to this plan.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Non-targeted/broad community	206 individuals attended the input sessions.	Summary of the comments received are included as an attachment to the plan.	Summary of the responses are included as an attachment to the plan.	
2	Public Hearing	Non-targeted/broad community	44 individuals attended the public hearing.	Summary of the comments received are included as an attachment to the plan.	Summary of the responses are included as an attachment to the plan.	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

Regional differences result in varying housing and community development needs across the commonwealth. Virginia's population has increased by about 10 percent since 2009, but growth has not been evenly distributed. The Urban Crescent, including Northern Virginia, the Richmond metropolitan region, and the Hampton Roads area, has seen the most growth, while rural areas in Virginia's Southwest and Southside are experiencing aging populations. Population growth outpaces the growth in housing supply by several percentage points each year, resulting in a consistently tight housing market and a need for more supply. Estimates suggest that Virginia needs to construct about 300,000 affordable units in order to house the low-income rental population alone. Cost-burden and affordability are the primary housing problems in the commonwealth, and a small but particularly vulnerable population also experiences crowding and insufficient quality housing. The Commonwealth of Virginia has reduced its homelessness rate significantly over the last decade but experienced a slight uptick during the Covid-19 pandemic. Significant community development priorities include healthcare services, water and sewer projects, broadband, and workforce development.

NA-10 Housing Needs Assessment - 24 CFR 91.305 (a,b,c)

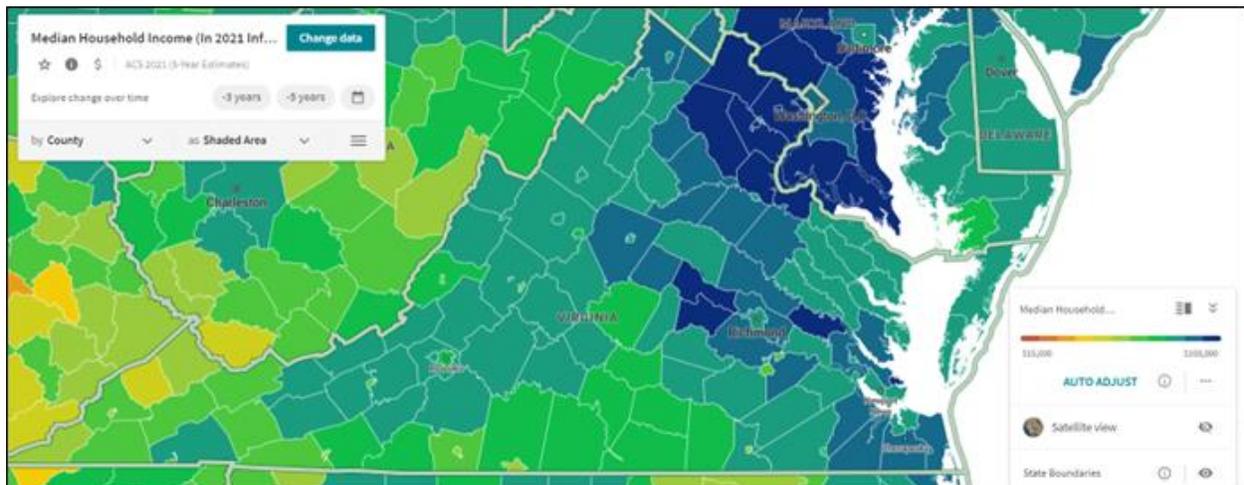
Summary of Housing Needs

Based on a state-wide housing study performed in 2021, approximately 29% of all Virginians are cost-burdened, including 22% of homeowners and 45% of renters. Housing cost burden is rising for nearly all households with incomes below the statewide average income but disproportionately affects non-white households, female-headed households, and seniors. Virginia needs approximately 300,000 more affordable housing units to eliminate housing cost burden just among low-income renters across the state. Housing that lacks complete plumbing and crowding are problems that affect small percentages of Virginians, but they are unequally distributed, with low-income and rural households being the most likely to lack sufficient plumbing and low-income renters in large metropolitan areas being the most likely to experience crowding conditions. Homelessness has generally decreased across the commonwealth over the last decade, but there have been upticks since the Covid-19 pandemic.

Demographics	Base Year: 2009	Most Recent Year: 2021	% Change
Population	7,721,730	8,642,274	12%
Households	2,936,634	3,331,461	13%
Median Income	\$60,316.00	\$80,963.00	34%

Table 5 - Housing Needs Assessment Demographics

Alternate Data Source Name:
2017-2021 ACS
Data Source Comments:



Map 1: Median Household Income (In 2021 Dollars); ACS 2021 5-Year Estimates

Income is not distributed evenly across the commonwealth, with Northern Virginians having much higher incomes on average, while Southwest and Southside Virginia have lower incomes.

Number of Households Table

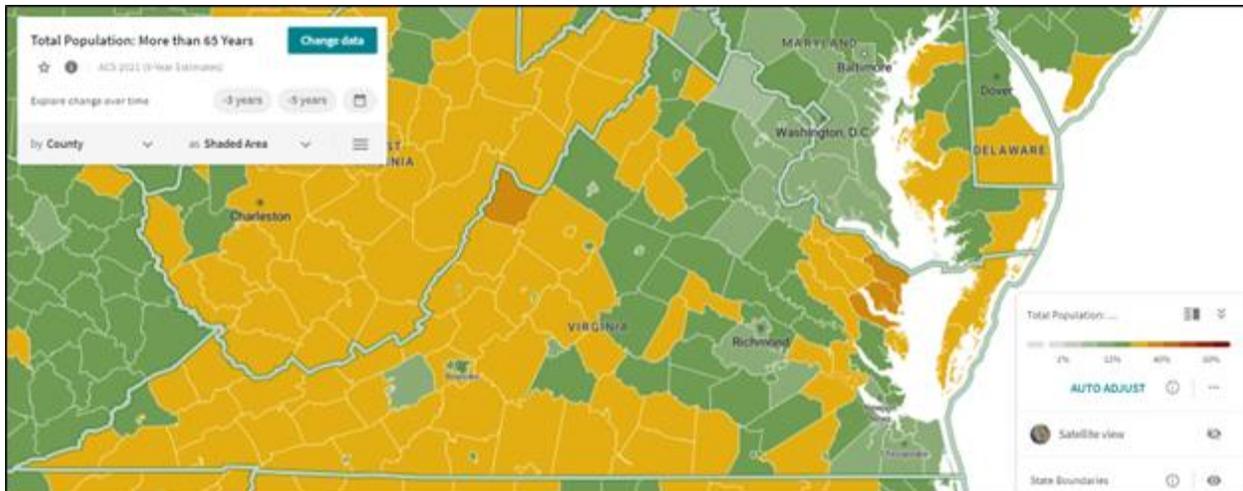
	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	385,825	348,740	459,060	321,990	1,635,430
Small Family Households	112,300	115,375	166,330	130,335	850,685
Large Family Households	24,265	27,700	35,230	28,830	132,140
Household contains at least one person 62-74 years of age	81,490	82,795	109,200	74,695	375,925
Household contains at least one person aged 75 or older	62,390	63,075	66,420	36,755	125,590
Households with one or more children 6 years old or younger	62,170	65,595	73,120	127,800	234,995

Table 6 - Total Households Table

Alternate Data Source Name:

2015-2019 CHAS

Data Source Comments:



Map 2: Total Population Over 65 Years of Age; ACS 2021 5-Year Estimates

The population in the “Urban Crescent”, including Northern Virginia around the Washington, D.C. area, Richmond, and the Hampton Roads Region, is notably younger than the rest of the state.

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	5,675	3,020	2,830	1,525	13,050	1,720	1,150	1,190	535	4,595
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	4,140	2,530	2,040	1,325	10,035	280	380	545	455	1,660
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	7,465	7,305	5,040	3,175	22,985	1,605	2,350	2,670	2,480	9,105
Housing cost burden greater than 50% of income (and none of the above problems)	143,615	48,970	7,810	1,470	201,865	77,880	42,050	22,090	6,980	149,000

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	25,780	80,930	77,580	22,515	206,805	24,060	44,500	69,085	42,055	179,700
Zero/negative Income (and none of the above problems)	20,795	0	0	0	20,795	13,570	0	0	0	13,570

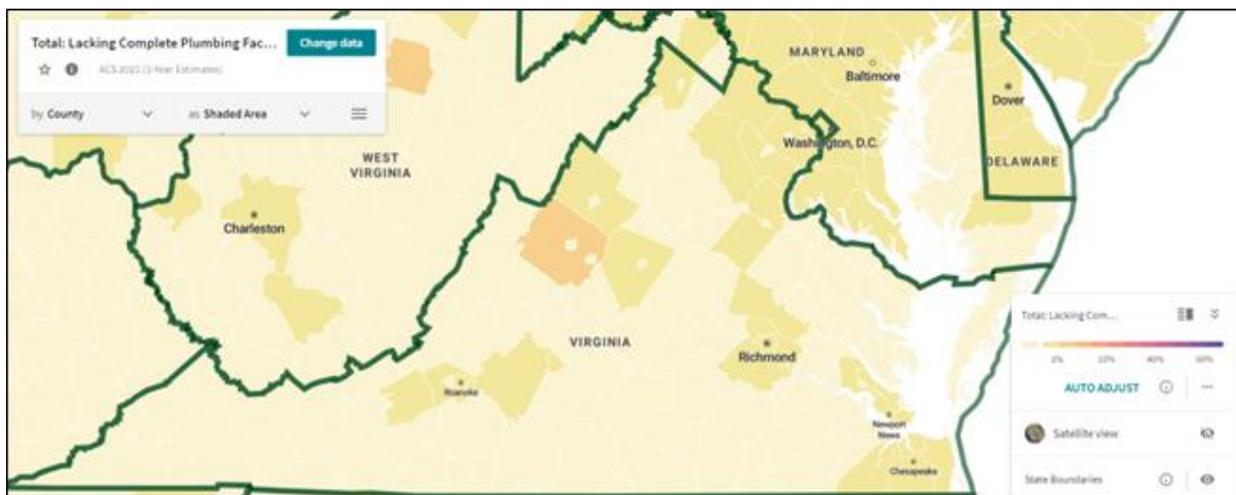
Table 7 – Housing Problems Table

Alternate Data Source Name:

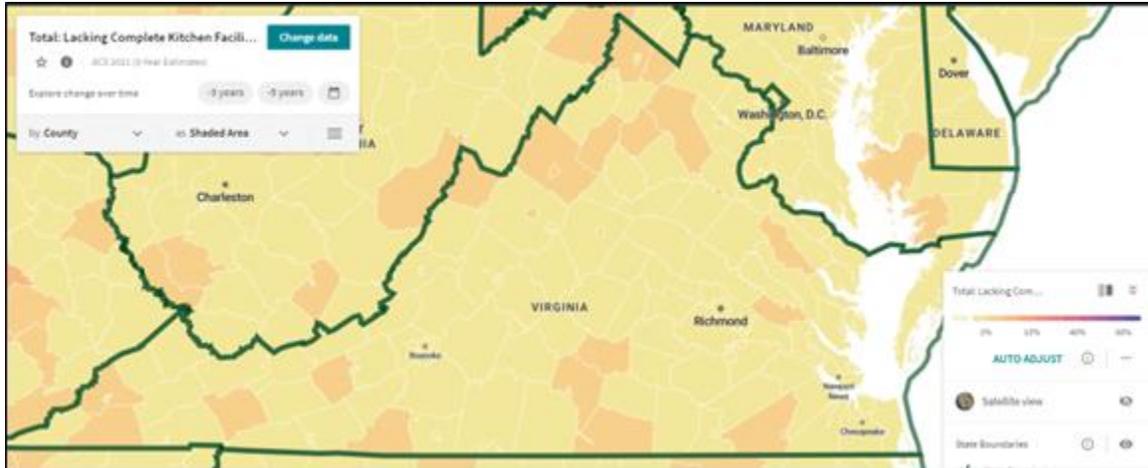
2015-2019 CHAS

Data Source

Comments:



Map 3: Households lacking complete plumbing facilities; ACS 2021 5-Year Estimates



Map 4: Households lacking complete kitchen facilities; ACS 2021 5-Year Estimates

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	186,680	142,760	95,305	30,005	454,750	105,545	90,430	95,575	52,505	344,055
Having none of four housing problems	34,620	35,380	99,340	85,660	255,000	25,330	80,175	168,850	153,820	428,175
Household has negative income, but none of the other housing problems	20,795	0	0	0	20,795	13,570	0	0	0	13,570

Table 8 – Housing Problems 2

Alternate Data Source Name:
2015-2019 CHAS

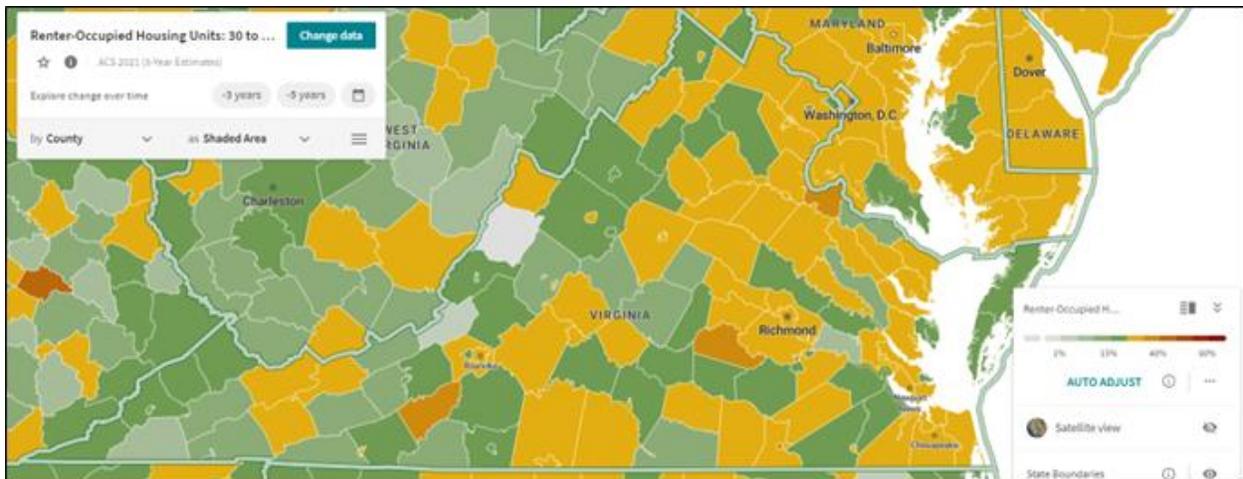
Data Source
Comments:

3. Cost Burden > 30%

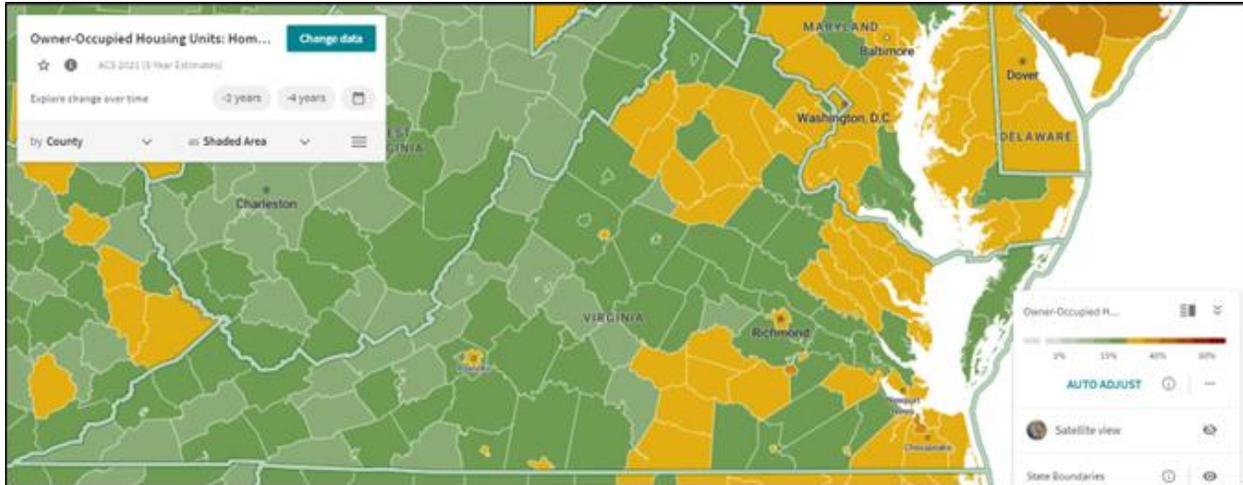
	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	9,990	38,365	31,125	79,480	4,255	13,500	27,660	45,415
Large Related	2,570	8,720	4,570	15,860	1,180	4,650	6,730	12,560
Elderly	8,170	14,850	11,585	34,605	15,885	21,040	21,340	58,265
Other	7,680	25,855	32,870	66,405	3,390	6,425	14,385	24,200
Total need by income	28,410	87,790	80,150	196,350	24,710	45,615	70,115	140,440

Table 9 – Cost Burden > 30%

Alternate Data Source Name:
2015-2019 CHAS
Data Source
Comments:



Map 5: Renter-Occupied Housing Units Spending 30-50% of Income on Housing (Cost-Burdened); ACS 2021 5-Year Estimates



Map 6: Owner-Occupied Housing Units Spending 30-50% on Selected Housing Costs (Cost-Burdened); ACS 2021 5-Year Estimates

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	55,335	18,505	2,235	76,075	13,475	7,895	2,750	24,120
Large Related	12,020	2,970	415	15,405	4,405	2,680	960	8,045
Elderly	30,445	10,965	2,610	44,020	38,760	18,750	9,510	67,020
Other	56,945	18,645	3,030	78,620	16,225	7,575	3,905	27,705
Total need by income	154,745	51,085	8,290	214,120	72,865	36,900	17,125	126,890

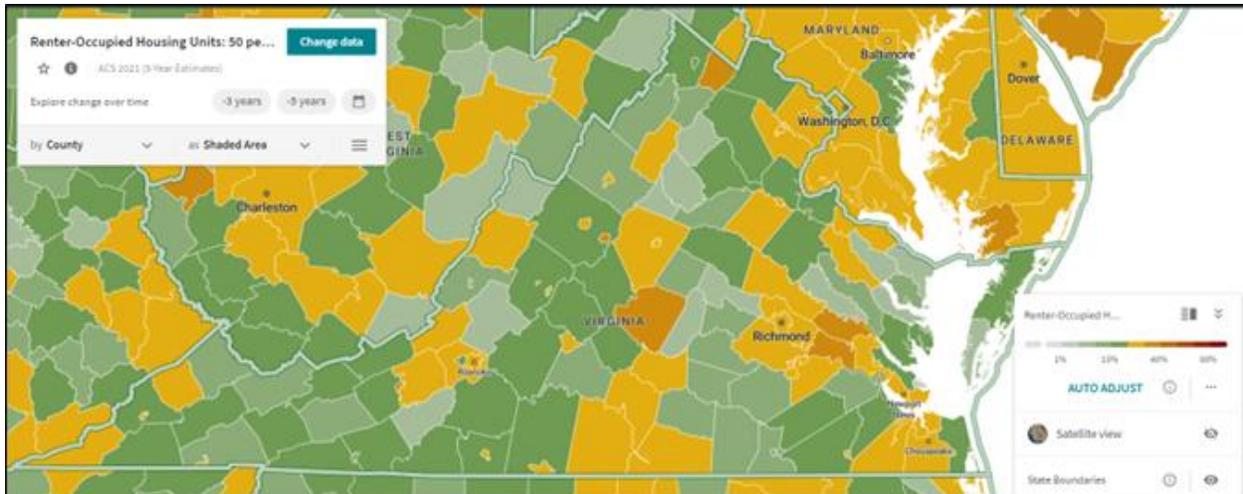
Table 10 – Cost Burden > 50%

Alternate Data Source Name:

2015-2019 CHAS

Data Source

Comments:



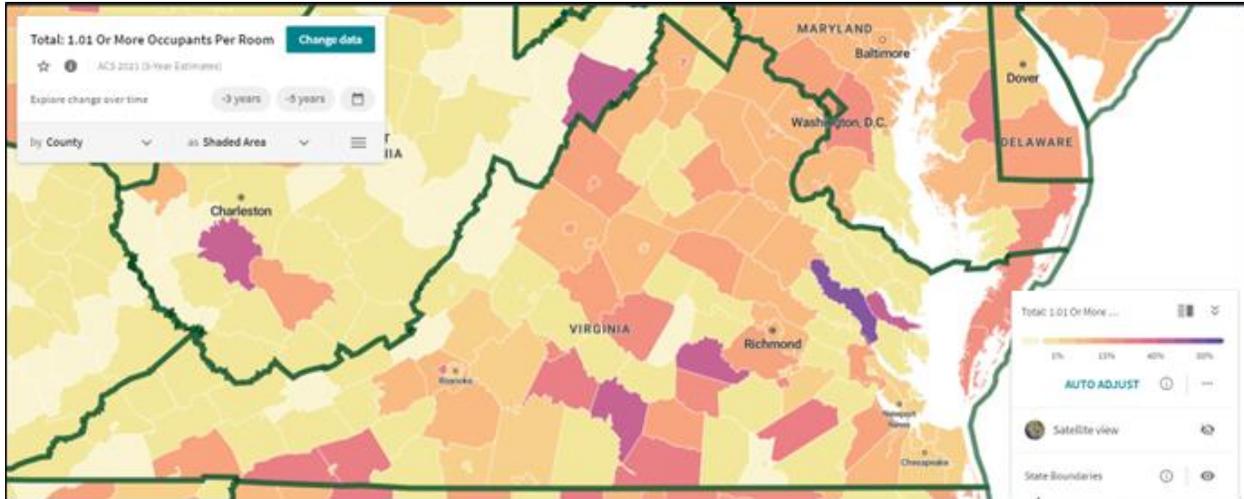
Map 7: Renter-Occupied Housing Units Spending more than 50% of Income on Housing (Severe Cost-Burden); ACS 5-Year Estimates

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	9,925	8,120	5,410	3,770	27,225	1,460	1,960	2,365	1,845	7,630
Multiple, unrelated family households	1,115	3,080	1,190	445	5,830	455	795	830	1,030	3,110
Other, non-family households	900	475	640	420	2,435	70	8	65	45	188
Total need by income	11,940	11,675	7,240	4,635	35,490	1,985	2,763	3,260	2,920	10,928

Table 11 – Crowding Information – 1/2

Alternate Data Source Name:
2015-2019 CHAS
Data Source
Comments:



Map 8: More than 1.01 Occupants Per Room (Hispanics Only); ACS 2021 5-Year Estimates

Describe the number and type of single person households in need of housing assistance.

In the most recent Point-In-Time (PIT) count for which data is available (January 2022), 6,529 individuals (adults and children) were experiencing homelessness, with 4,223 being individuals in single-person households. This represents a 16% decline since 2010. Slightly more than 1,300 of those individuals were considered to be chronically homeless, a 12% decline over the same period. The majority, 69% of homeless individuals were males, while 30% were female and 1% were nonbinary, transgender, or questioning. Black Virginians were disproportionately represented in this population, with 46% of single adults experiencing homelessness being Black. About 48% were white, 1% were Asian American or Pacific Islander, 1% were Indigenous, and 4% were mixed race. Latinos of any race made up 6% of this population. 651 individual adults were unsheltered on this night in 2022.

More than 200,000 non-family households, most of which are single-person households, experience cost-burden, and an additional 195,000 experience severe cost burden. Senior homeowners who live alone face a particularly high burden, with 35% being cost burdened, and 17% of them severely cost-burdened.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Based on data provided by the Virginia Sexual and Domestic Violence Action Alliance (Action Alliance), 3,793 (12%) of the clients served who were experiencing domestic violence, dating violence, sexual assault, or stalking, were reported as being homeless at the time of service. Of those receiving advocacy (in-person) services, 3,816 adults and 2,448 children accessed shelter or emergency housing services while there were 8,352 persons who noted they needed shelter for the following reasons: 52% domestic violence imminent danger; four percent sexual assault imminent danger; 29% domestic violence homeless; 25% sexual assault homeless and 11% homeless. Addition to advocacy services, many people contact the Hotline and may or may not receive further services. The hotline received 77,369 contacts

during the same 2021 calendar year. Of these, 7,747 identified that they were homeless at the time of their contact. Additionally, 11,648 requested emergency shelter/housing and approximately 50% of these requests were met and are included in the advocacy services above. The reasons for not receiving emergency shelter/housing included: shelter full- 10%, outside area - 28%, does not meet criteria - 62%.

According to the Virginia Board for People with Disabilities, Virginia has made progress towards successful community integration, independent living, and choice of housing. However, costs are increasing for people with disabilities. Nearly half a million households in Virginia have at least one member with a disability (hearing or vision, ambulatory, cognitive, or self-care/living limitation) and have at least one of the four housing problems.

What are the most common housing problems?

Housing problems are defined to include incomplete plumbing or kitchens, overcrowding, and housing cost burden (paying more than 30 percent of household income on housing costs). The most common housing problem across all income levels, household types, and regions of the commonwealth is housing cost burden, with low-income households most impacted by high housing costs.

Are any populations/household types more affected than others by these problems?

Virginia has diligently worked over the past several decades to bring sanitary indoor plumbing to all homes across the state through publicly assisted upgrades and private investments. Today only about one percent of all homes lack full plumbing and/or kitchen facilities. However, housing still in need of these critical upgrades is typically occupied by extremely and very low-income Virginians, particularly renters and rural homeowners.

Overcrowded homes are also relatively rare across Virginia, representing just two percent of all households, or approximately 61,000 households. Most overcrowded households are in Large Markets and occupied by renters with incomes below 50 percent AMI. Homeowners in other markets, especially those outside of the urban crescent, are the least likely to live in overcrowded homes. Overcrowded housing conditions are more likely to be experienced by Hispanics and persons of Another Race—which includes Indigenous peoples—than any other group. While overcrowding conditions have been rising for all groups, this rise has been more greatly felt by households identifying as Multiracial, Asian, and Hispanic.

Housing cost burden for homeowners making more than 50 percent AMI has been decreasing across Virginia, but this trend does not hold for homeowners with lower incomes. The share of homeowners making 50 percent AMI or less who are cost-burdened has remained steady since 2010. The rate of cost-burdened households is much higher for Hispanic homeowners (31 percent) and Black homeowners (30 percent) than it is for white homeowners (20 percent). All other minorities also have higher-than-average homeowner cost burden rates. The rate of cost-burdened households among homeowners of color has declined since 2010; the likeliest cause of this change is the transition of previously cost-

burdened homeowners to becoming renters as the result of the foreclosure crisis and subsequent recession. This is reflected in the county-level data maps, which show higher levels of owner cost-burden in the more diverse Urban Crescent and in Southside, which has a large population of Black residents, than in other parts of the state.

While all other racial groups have experienced a decrease in their share of cost-burdened renters, Black and Hispanic or Latino renter cost burden has increased since 2010. Nearly half of Black and Hispanic renters were cost-burdened in 2017; diminished hours and lost jobs during the pandemic put a large number of renters of color at risk of eviction and homelessness. But seniors living alone are more likely to be severely cost-burdened than any other household type. In 2017, over half of elderly non-family households (56 percent) were severely cost-burdened. Rising rental costs can be catastrophic for the many seniors living on fixed incomes. Households making less than 100 percent AMI are increasingly becoming cost burdened. This shift is most apparent for low-income (51 to 80 percent AMI) and moderate-income (81 to 100 percent AMI) households. Between 2010 and 2017, the share of cost-burdened low-income renters grew six percent and the share of cost-burdened moderate-income renters increased four percent. Affordability for ELI households (less than or equal to 30 percent AMI) and VLI households (31 to 50 percent AMI) is even worse. Over 80 percent of ELI and VLI households are cost-burdened, while 65 percent of ELI households are severely cost-burdened. Renter cost-burden is more common for all kinds of households across the state, but like owner cost-burden, it is still more prominent in the Urban Crescent and Southside, though some whiter rural communities also experience very high levels of renter cost-burden.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance.

Families living in poverty spend a higher proportion of their household income on basic necessities. An individual working a minimum wage job would have to work 78 hours per week to afford a modest 1-bedroom rental home at Fair Market Rent in Virginia. On average, these families have fewer assets (cars, houses, savings) to leverage during a crisis. Many (35%) of these families are single female-headed households with children. While it is difficult to predict which families will become homeless, many who do report staying with families or friends as their prior living situation. For those families who do become homeless, most transition to permanent housing with little or no ongoing homeless services. These families may have established or re-established a support system that likely includes at least some mainstream resources. A small number of families, particularly those with disabilities, will require longer-term rental subsidies and support services. In addition, both families at risk and formerly homeless commonly need transportation, employment opportunities, affordable childcare, and access to mental health and substance abuse services. During the 2019-20 program year, prevention funding provided assistance to 3,285 individuals (1,196 households). Nine hundred and eighty-eight exited

prevention services and of those, over 99.4% were prevented from homelessness. Fifty-one percent of those who received homeless prevention services were children under the age of 18. Eleven percent had a serious mental illness and 22% were veterans.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

Not applicable.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness.

At the household level, instability is related to poverty, income and benefits changes, job loss, changes in family composition, family conflict, or poor physical and mental health. Using the National Survey of Children's Health, Murphey, Bandy, and Moore (2012) found that children in low-income families were more than four times as likely to experience residential instability (five or more moves) as children in families with incomes twice or more of the federal poverty level. Being cost-burdened is connected to housing instability. The gap between household earnings and housing costs contributes to residential instability. The high share of household earnings dedicated to rent means that families have to cut back on other expenditures, such as food, health care, or savings, causing spillover effects for individual and community well-being. Households with children are more likely to be frequent movers. Households with children also face obstacles in their housing searches because of maximum occupancy limits, pressure to re-house quickly with children, and family discrimination in rental markets (Aron et al. 2016). Additional research shows how intrafamilial conflict and intimate partner violence can lead to residential instability reflected in frequent moves or "psychological housing instability" related to personal safety and stress within the home (O'Campo et al. 2016).

Damage or disrepair, housing code violations, and conflicts with landlords can lead to foreclosure or eviction. The Joint Center for Housing Studies (2015) reports that one in seven affordable housing units (renting for less than \$650 a month) is physically inadequate. Similarly, neighborhood-level elements, such as blight, demolition, crime, socioeconomic change, and gentrification, can intensify residential instability. In cities with tight housing markets, neighborhood change and increasing housing costs force low-income renters out of neighborhoods. Conversely, high foreclosure and vacancy rates in weak markets motivate renters to leave neighborhoods. Neighborhood-level causes are often linked to larger trends at the metropolitan area or housing market level that influence renter and landlord behavior and can intensify residential instability. Across all of Virginia, there are only 37 affordable units for every 100 extremely low-income households and 60 affordable units for every 100 very-income households. With this shortage of affordable housing, many low-income households are pushed into housing they cannot afford, exacerbating instability and increasing the likelihood of homelessness.

NA-15 Disproportionately Greater Need: Housing Problems - 91.305 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	292,225	93,600	35,315
White	148,580	54,290	20,765
Black / African American	91,485	26,975	8,670
Asian	13,555	5,295	2,850
American Indian, Alaska Native	825	415	85
Pacific Islander	90	80	70
Hispanic	29,535	4,400	2,035
0	0	0	0

Table 12 - Disproportionally Greater Need 0 - 30% AMI

Alternate Data Source Name:

2015-2019 CHAS

Data Source Comments:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	233,190	115,555	0
White	118,980	80,560	0
Black / African American	66,550	22,485	0
Asian	12,315	3,675	0
American Indian, Alaska Native	675	305	0
Pacific Islander	24	30	0
Hispanic	28,650	6,665	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
0	0	0	0

Table 13 - Disproportionally Greater Need 30 - 50% AMI

Alternate Data Source Name:

2015-2019 CHAS

Data Source Comments:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	190,880	268,190	0
White	111,890	182,090	0
Black / African American	47,015	58,825	0
Asian	8,665	6,705	0
American Indian, Alaska Native	525	495	0
Pacific Islander	165	335	0
Hispanic	17,900	15,855	0
0	0	0	0

Table 14 - Disproportionally Greater Need 50 - 80% AMI

Alternate Data Source Name:

2015-2019 CHAS

Data Source Comments:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

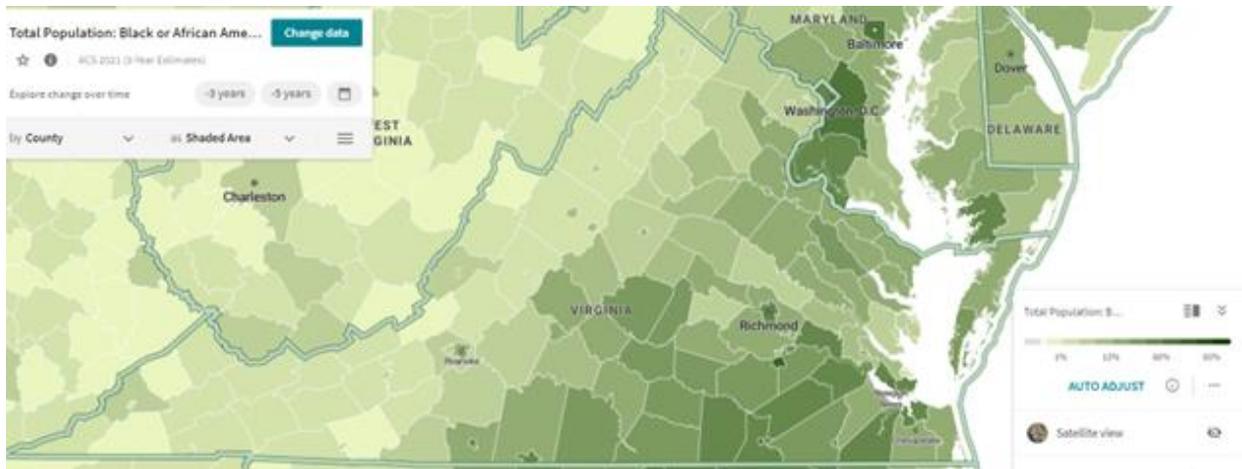
Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	82,510	239,480	0
White	51,830	162,810	0
Black / African American	13,470	47,640	0
Asian	6,885	7,665	0
American Indian, Alaska Native	180	605	0
Pacific Islander	20	265	0
Hispanic	8,225	15,230	0
0	0	0	0

Table 15 - Disproportionally Greater Need 80 - 100% AMI

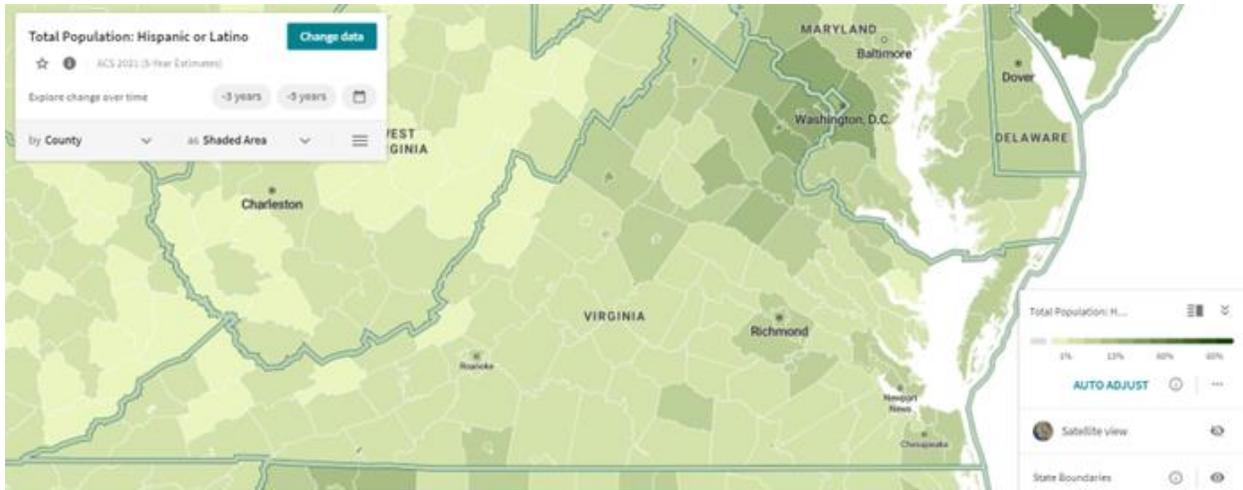
Alternate Data Source Name:
2015-2019 CHAS
Data Source Comments:

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%



Map 9: Total Population Black or African American; ACS 2021 5-Year Estimates



Map 10: Total Population Hispanic or Latino; ACS 2021 5-Year Estimates

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.305(b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	242,385	143,440	35,315
White	124,680	81,190	20,765
Black / African American	74,975	43,485	8,670
Asian	11,800	7,055	2,850
American Indian, Alaska Native	745	500	85
Pacific Islander	80	90	70
Hispanic	26,070	7,860	2,035
0	0	0	0

Table 16 – Severe Housing Problems 0 - 30% AMI

Alternate Data Source Name:

2015-2019 CHAS

Data Source Comments:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	107,755	240,985	0
White	55,160	144,380	0
Black / African American	28,555	60,480	0
Asian	7,390	8,600	0
American Indian, Alaska Native	310	680	0
Pacific Islander	10	45	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Hispanic	13,450	21,870	0
Other	0	0	0

Table 17 – Severe Housing Problems 30 - 50% AMI

Alternate Data Source Name:

2015-2019 CHAS

Data Source Comments:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	44,215	414,850	0
White	26,235	267,750	0
Black / African American	8,875	96,965	0
Asian	2,735	12,635	0
American Indian, Alaska Native	235	785	0
Pacific Islander	40	165	0
Hispanic	5,215	28,210	0
Other	0	0	0

Table 18 – Severe Housing Problems 50 - 80% AMI

Alternate Data Source Name:

2015-2019 CHAS

Data Source Comments:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	25,255	304,045	0
White	9,345	205,295	0
Black / African American	2,740	58,370	0
Asian	2,335	12,215	0
American Indian, Alaska Native	30	755	0
Pacific Islander	0	285	0
Hispanic	3,035	20,430	0
Other	0	0	0

Table 19 – Severe Housing Problems 80 - 100% AMI

Alternate Data Source Name:

2015-2019 CHAS

Data Source Comments:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.305 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	2,248,730	491,660	375,310	35,355
White	1,615,515	286,340	201,880	20,765
Black / African American	347,785	119,645	104,455	8,670
Asian	117,055	20,485	20,895	2,850
American Indian, Alaska Native	4,570	1,095	1,175	125
Pacific Islander	1,210	190	85	70
Hispanic	120,545	45,745	36,550	2,035

Table 20 – Greater Need: Housing Cost Burdens AMI

Alternate Data Source Name:
2015-2019 CHAS
Data Source Comments:

Point-in-Time homelessness count by race

Distribution of persons experiencing homelessness by race and Continuum of Care in 2020

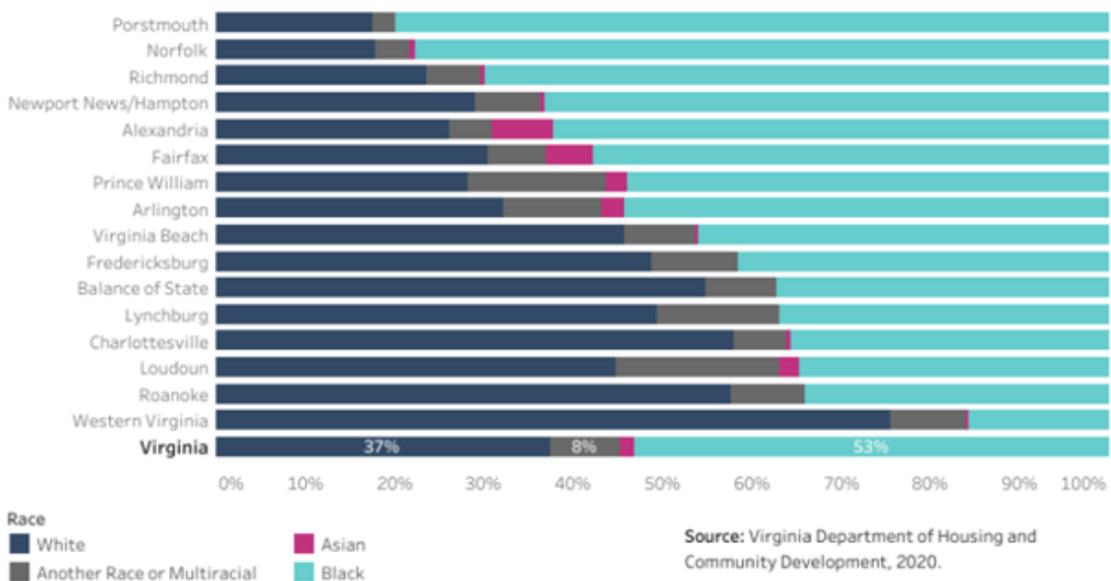


Figure 1: PIT Count by Race

NA-30 Disproportionately Greater Need: Discussion – 91.305 (b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

In every income category, Black and Hispanic/Latino Virginians have a disproportionately greater need than the needs of the income category as a whole. Asians and American Indian/Alaska Natives also had disproportionately greater need in the 30-50% and 50-80% categories.

If they have needs not identified above, what are those needs?

Not applicable.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

This Consolidated Plan is for a state grantee. The commonwealth is extremely diverse in its racial and ethnic composition, and there are numerous areas across the state with concentrated populations including Black, Hispanic, Asian, and others. The commonwealth's method of distribution selects projects and proposals targeted at meeting priority local needs and during implementation, steps are taken to affirmatively further fair housing.

NA-40 Homeless Needs Assessment – 91.305(c)

Introduction:

In Virginia, it is estimated that as many as 29,000 individuals will experience homelessness at some point during the year. A total of 6,529 were actually homeless during the 2022 Point-in-Time (PIT) count. Homelessness in Virginia is varied as the state has both densely populated metropolitan areas with relatively high concentrations of homelessness and significant rural areas where homelessness is less visible but nonetheless a serious problem.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	34	2,261	6,885	5,026	6,197	269
Persons in Households with Only Children	3	9	36	28	31	256
Persons in Households with Only Adults	651	3,572	12,669	8,235	9,502	259
Chronically Homeless Individuals	183	948	11,265	8,899	9,801	365
Chronically Homeless Families	2	110	336	265	292	365
Veterans	49	407	477	291	415	191
Unaccompanied Child	62	197	777	614	676	256
Persons with HIV	6	60	198	156	172	191

Table 21 - Homeless Needs Assessment

Alternate Data Source Name:

2022 PIT

Data Source Comments:

The homeless population is: Partially Rural Homeless

Rural Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	22	387	1,227	906	1,215	187
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	125	590	2,145	1,405	1,628	179
Chronically Homeless Individuals	29	66	285	225	248	365
Chronically Homeless Families	0	0	0	0	0	0
Veterans	11	39	150	92	131	134
Unaccompanied Youth	44	17	183	145	159	177
Persons with HIV	0	4	12	9	10	132

Table 22 - Homeless Needs Assessment

Alternate Data Source Name:

2022 PIT

Data Source Comments:

For persons in rural areas who are homeless or at risk of homelessness, describe the nature and extent of unsheltered and sheltered homelessness with the jurisdiction:

Wide swaths of the Commonwealth are considered to be rural, and DHCD manages the Balance of State Continuum of Care, which encompasses most of these rural areas. The large majority of individuals experiencing homelessness in rural areas are sheltered, but challenges

remain, especially in housing single adults and unaccompanied children. The latest PIT count showed 1,103 total sheltered individuals and 231 unsheltered individuals. Rural areas of the state have essentially eliminated homelessness among child-only families, as well as chronic homelessness among households with children.

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	2,380	381
Black or African American	3,023	246
Asian	97	10
American Indian or Alaska Native	37	10
Pacific Islander	7	3
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	527	45
Not Hispanic	5,317	640

Data Source
Comments:

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Nearly 10,000 households were in need of housing assistance based on the number of households served in shelters and those receiving prevention assistance during the 2016 – 2017 program year in Virginia. About 30 percent or 2,925 of these households included children. Of these, 96 were chronically homeless households with children. Veterans (770) are included in the numbers of individuals who received housing assistance. Individuals who are victims of domestic violence (3,392) and those considered elderly (514) are among the population served. DHCD estimates that the numbers of households actually in need of housing assistance is far greater than the number served.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Overall, based on the 2022 PIT count, 50 percent of all homeless individuals are Black or African American, with nine percent of the total homeless of Hispanic ethnicity. The unsheltered population (685 persons at 2022 PIT count) consists of 381 White (56 percent) and 246 (36 percent) Black individuals. Total sheltered population (5,844) is composed of 3,023 Black (52 percent) and 2,380 White (41 percent) individuals.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The 2022 PIT count in January identified 6,529 persons (adults and children) who were homeless. PIT data for 2022 shows a 12 percent increase from the prior year (5,812), although it shows a 28 percent decrease since the 2010 total of 9,080. Comparing the 2022 PIT with 2010 also shows decreases in households with children (-41 percent). Chronic homelessness is down 12 percent since 2010, although

it has trended upward after reaching a 50 percent reduction from 2010 numbers in 2018 and remaining relatively stable until the pandemic. There has also been a reduction of 71 percent in veterans experiencing homelessness since 2011.

Discussion:

The number of individuals experiencing homelessness over an entire year is typically four to five times the point-in-time count total. In this case, an estimated 29,000 individuals in Virginia experienced homelessness at some point during the year. Approximately 22 percent of all homeless people in Virginia are dependent children under 18.

NA-45 Non-Homeless Special Needs Assessment – 91.305 (b,d)

Introduction

The following section addresses non-homeless special needs including those with disabilities overall and those with AIDS.

HOPWA

Current HOPWA formula use:	
Cumulative cases of AIDS reported	11,716
Area incidence of AIDS	0
Rate per population	379
Number of new cases prior year (3 years of data)	630
Rate per population (3 years of data)	0
Current HIV surveillance data:	
Number of Persons living with HIV (PLWH)	14,364
Area Prevalence (PLWH per population)	169
Number of new HIV cases reported last year	767

Table 23 – HOPWA Data

Alternate Data Source Name:

Virginia Department of Health HIV Surveillance

*The COVID-19 Pandemic impacted access to HIV-related testing and services. Data in 2020 and 2021 should be interpreted with caution. In Virginia, 2020 and 2021 totals are lower than expected. * *3-year data estimates are

Data Source Comments:

calculated as an average of the estimates for 2019, 2020, and 2021

HIV Housing Need (HOPWA Grantees Only)

Type of HOPWA Assistance	Estimates of Unmet Need
Tenant based rental assistance	50
Short-term Rent, Mortgage, and Utility	100
Facility Based Housing (Permanent, short-term or transitional)	0

Table 24 – HIV Housing Need

Alternate Data Source Name:

2021-22 HOPWA CAPER

Data Source Comments:

Describe the characteristics of special needs populations in your community:

Overall, Virginia’s population of older individuals and those with disabilities is slightly lower than the nation as a whole. Based on 2021 ACS data, 16.3 percent of Virginians are 65 and older as compared to

16.8 percent for the U.S. as a whole. As for those individuals 85 and older, 1.7 percent of Virginians fall into that category as compared to 1.8 percent of the U.S. population. About 14 percent of Virginians have at least one disability. Virginia also has slightly lower rates of disabilities as compared to the country as a whole, including of people with incomes below the poverty rate. In this case, 16.7 percent of Virginians in poverty have a disability as compared to 19.7 percent of the U.S. population. Minority status is another factor along with older age and living in poverty that increase the likelihood of living with a disability. In some areas of Virginia, such as rural parts of the state including South Central and Southwest, with significant concentrations in one or more of these factors, there are significantly higher rates of disabilities. While all Virginians with disabilities face serious challenges, those living in rural areas also face greater rates of substandard housing, greater distances to travel, and lacking transportation services and related increased challenges with accessing healthcare and services.

What are the housing and supportive service needs of these populations and how are these needs determined?

Overall, housing and supportive services needs include:

- Home modifications and home accessibility features
- Access to transportation
- Rental subsidies
- Access to home and community-based services.

Based on the Department of Behavioral Health and Development Services (DBHDS) State Plan, these needs include:

- Permanent supportive housing
- Access to affordable housing with appropriate supports for individuals with mental health, substance abuse, or co-occurring disorder
- Community-based housing options for individuals receiving developmental services that reflect Virginia's person-centered vision.

A growing share of need is among senior homeowners aging in place, extremely low-income senior renters, and older seniors needing service enriched housing options. These seniors need home repair/improvement, rental assistance, and residential support services. Notable challenges seniors are that seniors are becoming more concentrated in suburban neighborhoods. Suburban housing stock tends to lack accessibility features, is costly to maintain, and lacks access to public transportation. Also notable is that while the demand for community housing (non-institutional independent living) and for aging in place, current support services systems are not necessarily designed to provide home and community-based services.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

HOPWA for the balance of state served 429 individuals during the 2021-2022 program year. These individuals were about 53 percent male and 47 percent female. The population served also included a small number of transgendered individuals. Eleven percent were under 18 years old, and 29 percent were 51 years and older. More than half (59 percent) are Black or African American and more than 75 percent had household incomes less than 30 percent of area median income.

NA-50 Non-Housing Community Development Needs - 91.315 (f)

Describe the jurisdiction's need for Public Facilities:

DHCD prioritizes outcome-based projects which will fill a significant gap in existing services, provide clear and measurable benefit, and help make a community more self-sufficient. For example, there is a significant lack of access to critical community service facilities such as health and dental service centers. The ability to find affordable healthcare is a significant challenge, particularly in the commonwealth's rural regions, with a marked scarcity of general practitioners, specialists, dentists, and mental health professionals, factors which place those communities at a severe disadvantage in terms of competitiveness and ability to create a healthy environment. Solutions range from supporting increased training opportunities in the healthcare field, aiding the development of physical facilities to house medical clinics, installation of telemedicine equipment to bring healthcare specialists into remote communities, programs to bring trained professionals to the area, and supporting the creation of regional organizations to formulate a unified and strategic plan for addressing healthcare issues. Overall, DHCD works to help provide physical facilities that target low- and moderate-income persons in areas that are not conveniently served. These facilities can provide services such as day care for elderly or disabled populations, health clinics, or dental clinics. DHCD works to help communities assess their community service facility needs and then works to help build the facility and develop programs that will address the most urgent community needs.

How were these needs determined?

As a state agency, DHCD encounters a wide range of community development issues and does not seek to develop program priorities on such a broad level. Instead, programs and policies are designed to be flexible and responsive to meet the challenges faced by Virginia's communities. Due to the nature of how DHCD has prioritized investment decisions, projects are expected to target the locality's highest community development need. Only projects which meet identified community needs, and where the community demands a solution, are considered. Additionally, DHCD puts a premium on meeting the needs of its customers and as such, expect communities to undertake an evaluation of their needs and in turn, develop a plan to address those needs. Since DHCD serves such a large geographic area and a very diverse client base, it does not seek to inventory all potential areas of need but instead, partner with localities in the identification of issues, help with the prioritization, and develop solutions to address those needs.

Describe the jurisdiction's need for Public Improvements:

Access to safe and reliable drinking water and sewer service continues to be a critical need in many rural parts of Virginia. DHCD also has worked closely with localities to conduct extensive research into communities which are lacking public water and sewer infrastructure to identify the extent of need, develop potential solutions to those needs, and prioritize construction projects to address identified needs. Due to the limited number of customers, small public systems are not able to generate enough

revenue to pay additional technical staff, make infrastructure improvements, pay debts, or even meet national drinking water standards. Unlike larger municipal systems with general taxation authority, many of the small systems in rural Virginia can only raise revenue through user and connection fees. Additionally, challenges posed by geography and terrain often prohibit the installation of conventional wastewater systems, resulting in the need for alternative systems which are generally far more expensive, and which carry their own set of maintenance issues. DHCD has successfully partnered with other state agencies, such as the Virginia Department of Health, to introduce small-scale, innovative solutions in areas where geography has previously limited the ability to provide a more conventional solution. Additionally, small systems in rural Virginia have fractured and uncoordinated delivery systems, which would benefit from greater consolidation. These conditions lead to higher monthly utility bills on average when compared to larger systems. Much of the existing financing for small systems is in the form of loan programs, making it difficult for communities to finance needed improvements or to expand services. Given the increasing cost of maintaining and expanding water/wastewater systems, small systems are dependent upon direct grant funding which are becoming scarcer each year.

Another critical component of economic development is the need to close the gap in the availability of affordable broadband telecommunication services. Because of the critical role broadband plays in the deployment of advanced applications, widespread access to broadband services is vital to the economic well-being of the Commonwealth of Virginia. DHCD has invested in extensive planning efforts to assess community needs, aggregate demand, identify local assets for leveraging, map existing telecommunication infrastructure, and through provided funding DHCD continue to further develop plans to deliver broadband services.

How were these needs determined?

As a state agency, DHCD encounters a wide range of community development issues and does not seek to develop program priorities on such a broad level. Instead, programs and policies are designed to be flexible and responsive to meet the challenges faced by Virginia's communities. Due to the nature of how DHCD has prioritized investment decisions, projects are expected to target the locality's highest community development need. DHCD has worked extensively with communities across the commonwealth to conduct region-wide assessments to identify where infrastructure, specifically water, sewer, and broadband, are available. These studies identify the community need from a quality of life and economic development perspective to help prioritize future investments. Only projects which meet identified community needs, and where the community demands a solution, are considered. Additionally, DHCD puts a premium on meeting the needs of its customers and as such, expect communities to undertake an evaluation of their needs and in turn, develop a plan to address those needs. Since DHCD serves such a large geographic area and a very diverse client base it does not seek to inventory all potential areas of need but instead, partner with localities in the identification of issues, help with the prioritization, and develop solutions to address those needs.

Describe the jurisdiction's need for Public Services:

DHCD recognizes there is a need for skill building and workforce training facilities to serve unemployed and youth populations. Parts of Virginia have seen significant manufacturing job losses including Southwest and Southside Virginia. Providing skills to these underserved populations can increase the job potentials for unemployed workers but it also increases economic development options for the community. DHCD has partnered with universities, community colleges, non-profits, and localities across the state to develop work force training. In its approach to skill building, DHCD seeks to target the needs of employers and potential employees very specifically, and build certification, training, and curricula to bridge those needs. Essential in this process is the active participation of local government officials, community college and other education representatives, private sector business and industry, and prospective students. DHCD has also emphasized the importance of fostering a strong entrepreneurial economy, one which seeks to grow local talent and create opportunities for small business ideas. Beyond helping to ensure access to capital is the need to provide a strong support network to provide technical assistance, such as mentoring, partnering, and business plan development.

How were these needs determined?

From a state perspective there is not a documented source to quantify public service needs across the state. As noted previously, numerous other state agencies have the primary roles in helping to identify and address needs such as employment training, health services, transportation services, and more. DHCD works closely with those agencies where appropriate to leverage technical and financial resources, and often work completed by those entities serve as a jumping off point for prioritizing areas where DHCD can assist. DHCD encounters a wide range of community development issues and does not seek to develop program priorities on such a broad level. Instead, programs and policies are designed to be flexible and responsive to meet the challenges faced by Virginia's communities. Due to the nature of how DHCD has prioritized investment decisions, projects are expected to target the locality's highest community development need. Only projects which meet identified community needs, and where the community demands a solution, are considered. Additionally, DHCD puts a premium on meeting the needs of its customers and as such, expect communities to undertake an evaluation of their needs and in turn, develop a plan to address those needs. Since DHCD serves such a large geographic area and a very diverse client base it does not seek to inventory all potential areas of need but instead, partner with localities in the identification of issues, help with the prioritization, and develop solutions to address those needs.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

All regions of the state are experiencing significant shortages of affordable housing, culminating in a statewide shortage of more than 300,000 affordable housing units. The lack of affordable housing results in a large number of households experiencing housing cost burdens across urban, suburban, and rural areas. Virginia currently has the 14th least affordable housing in the United States. On average, housing is more expensive for renters and owners in Virginia than for the average citizen in United States. Moreover, the cost of housing is increasing more rapidly in Virginia than in the rest of the country.

Over the next five years, changes in housing affordability in Virginia will vary from region to region. Localities within the urban crescent, such as Northern Virginia, Central Virginia, and the Hampton Roads/Chesapeake Bay regions will likely see decreases in housing affordability as these places are projected to undergo the most significant population growth. Workforce growth is anticipated to continue in Virginia's metropolitan areas, primarily among young, low-earning workers. These localities will need to produce substantial new affordable housing to accommodate this economic growth.

Virginia has an extensive supply of aging housing units as more than 40 percent of all housing units statewide were built prior to 1980. These units are heavily concentrated in rural localities and far more likely to have substandard living conditions than new-construction housing. As of 2021, over 10,000 occupied homes in Virginia do not have adequate indoor plumbing, and nearly 20,000 homes do not have complete kitchen facilities. Although these numbers have declined over the past decade, those remaining units are in remote areas of the state with few resources to address these conditions.

The Commonwealth of Virginia is experiencing impacts of climate change including sea level rise, extreme weather, and changing seasonal temperatures. Coastal communities are particularly vulnerable to economic and social risks from these hazards, which are projected to increase substantially in the coming years. These localized dangers pose statewide ramifications, as millions of Virginians will be indirectly affected by economic losses and displacement in the coastal area. This situation provides an opportunity to embrace a holistic approach to housing preservation, economic development, and community resilience across the Commonwealth.

Virginians' reliance on high-speed internet has grown over the past three years; this trend is expected to continue in the next five years as new technologies emerge to digitize corporate, academic, and health environments. While the Commonwealth has made recent progress in expanding broadband access, rural Virginians still disproportionately lack reliable access to high-speed internet. The Commonwealth is committed to creating strong, competitive communities by preparing those communities to build,

utilize, and capitalize on telecommunications infrastructure. DHCD will continue to seek out broadband deployment opportunities and implement programs that work to bridge the digital divide, extend service to areas presently unserved, and connect homes and communities to this essential tool of a 21st century economy.

MA-10 Number of Housing Units – 91.310(a)

Introduction

The supply of housing stock varies broadly across different localities in Virginia according to the size, population density, and demographic makeup of different localities. Throughout the state, single family detached structures comprise the majority of the residential properties. Urban cities and metropolitan areas contain more 20+ unit multi-family structures, while rural and suburban areas tend to have a higher proportion of single family detached structures and smaller multi-family properties. Units with three or more bedrooms are significantly more likely to be occupied by owners than renters.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	2,208,827	61%
1-unit, attached structure	401,278	11%
2-4 units	159,520	4%
5-19 units	365,582	10%
20 or more units	293,240	8%
Mobile Home, boat, RV, van, etc.	167,653	5%
Total	3,596,100	100%

Table 25 – Residential Properties by Unit Number

Alternate Data Source Name:

2017-2021 ACS

Data Source Comments:

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	5,219	0%	43,776	4%
1 bedroom	34,517	2%	229,592	21%
2 bedrooms	278,372	13%	426,602	39%
3 or more bedrooms	1,846,859	85%	383,591	35%
Total	2,164,967	100%	1,083,561	99%

Table 26 – Unit Size by Tenure

Alternate Data Source Name:

2017-2021 ACS

Data Source Comments:

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

DHCD administers programs to develop and improve affordable housing in Virginia. These efforts include leveraging federal and state resources to preserve existing homeowner units for households at or below 80 percent AMI. Similarly, DHCD uses both federal and state resources to create and preserve affordable rental units across the commonwealth. These funds assist rental projects of varying size requiring units targeted to tenants earning between 30-60 percent below AMI. DHCD promotes first-time homeownership for moderate-income households (at or below 80 percent AMI) by awarding developer subsidies to construct these units and by providing direct homebuyer assistance through down payment and closing cost assistance to qualified first-time homebuyers.

In reviewing applications for federal and state programs, DHCD provides scoring and funding incentives to projects that target units to those with disabilities including those with severe mental illness, physical/sensory disabilities (including chronically homeless), and those with intellectual/developmental disabilities. Please note, the actual number of rental units is highly variable based on the number of units in each project that receives funding commitments from DHCD. Annually DHCD makes between 50-80 funding commitments to projects with housing units that range from 5 – 100+ units per project. Most of these are 100 percent affordable units, but some include market rate units. DHCD annually assists approximately 90 homeowner rehabilitation projects and provides assistance to another 70 first time homebuyers.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

There is a high potential for affordable rental units throughout the state to be lost from the affordable rental unit inventory over the next five years. Many of the HOME-assisted projects DHCD has funded over the years will be reaching the end of their original HOME affordability period within the next five years. DHCD expects to extend the affordability of these projects by offering loan forgiveness over ten to fifteen years, although the final decision rests with the owner of the project. Unfortunately, market pressures in high demand areas have led to increased land value and rents threaten the future of each of these properties. Additionally, federal rental subsidies through Section 8 or the Housing Choice Voucher program will face further pressures as overall market rents increase and federal spending decreases. This may result in the loss of project-based vouchers that support many affordable housing projects, as well as a reduction in the number of tenant-based vouchers in use.

Does the availability of housing units meet the needs of the population?

As discussed previously there is an existing shortage of affordable housing; more than one third of Virginia households are in need of more affordable housing. Moreover, the Virginia Employment Commission estimates that the Commonwealth will add more than 300,000 net new jobs by 2030. The bulk of this growth is expected to occur in service providing industries, which tend to employ younger workers at modest incomes. This anticipated infusion of lower-earning employees into Virginia's labor market will compound the existing demand for affordable rental housing. Housing units for this demographic must be developed in areas of projected job growth and priced affordably in order to

accommodate the needs and lifestyles of new workers. Affordable and appropriate housing in the right location is important to attract employee and new businesses, and both are critical to economic growth. Most of Virginia’s projected job growth is expected take place in localities surrounding the Urban Crescent, where the cost of living tends to be higher than the statewide average.

Describe the need for specific types of housing:

New housing demand will be from younger households with incomes seeking primarily rental housing that is located near jobs, amenities, and social opportunities. In addition, Virginia is working to modify systems of service provision and housing to better accommodate individuals with intellectual/development disabilities (I/DD) in community-based housing. The I/DD demand is primarily for one-bedroom apartments with access to transportation affordable for very low-income and extremely low-income households.

Discussion

Given the existing shortage of affordable units in Virginia, the anticipated labor force expansion is expected to exacerbate the unmet need for affordable housing units. Most of these new workers will be service industry professionals, who tend to be young and earn relatively low wages. This demographic will need affordable housing but will also demand housing that is in close proximity to work, family and friends, and other amenities. Affordable and appropriate housing in the right location is important to attract employee and new businesses, and both are critical to economic growth.

MA-15 Cost of Housing – 91.310(a)

Introduction

On average, housing is more expensive for renters and owners in Virginia than for the average citizen in United States. Moreover, the cost of housing is increasing more rapidly in Virginia than in the rest of the country. According to the National Low Income Housing Coalition (NLIHC), there is a shortage of rental units affordable to Extremely Low-Income (ELI) renters in Virginia (those earning less than 30 percent of area median income). Most of these households are housing cost burdened (spending more than 30 percent of their household income on housing costs).

Cost of Housing

	Base Year: 2000	Most Recent Year: 2021	% Change
Median Home Value	118,800	295,500	149%
Median Contract Rent	550	1,152	109%

Table 27 – Cost of Housing

Alternate Data Source Name:

2000 Census (Base Year), 2017-2021 ACS

Data Source Comments:

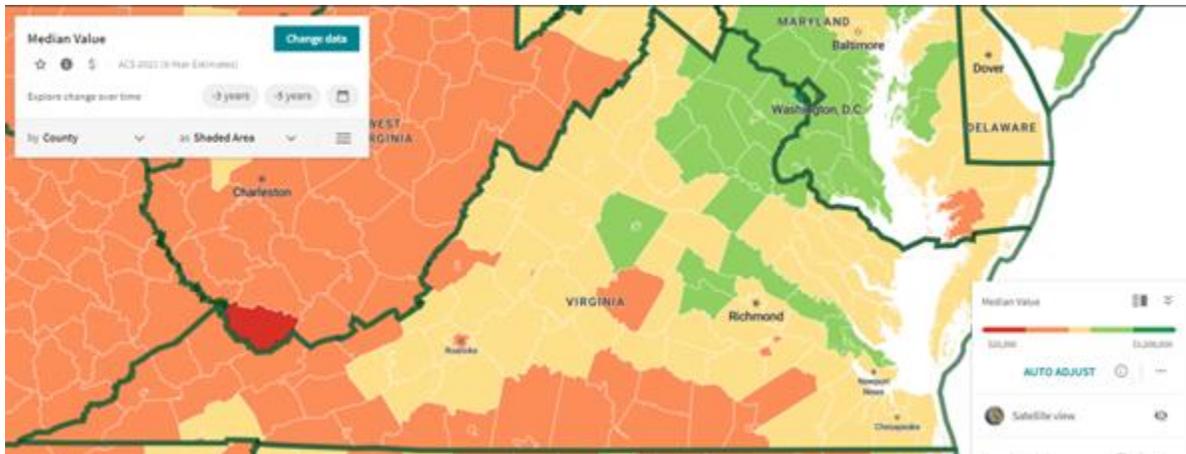
Rent Paid	Number	%
Less than \$500	172,145	19.5%
\$500-999	312,231	34.4%
\$1,000-1,499	271,010	23.6%
\$1,500-1,999	189,183	13.6%
\$2,000 or more	138,992	8.9%
Total	1,083,561	100.0%

Table 28 - Rent Paid

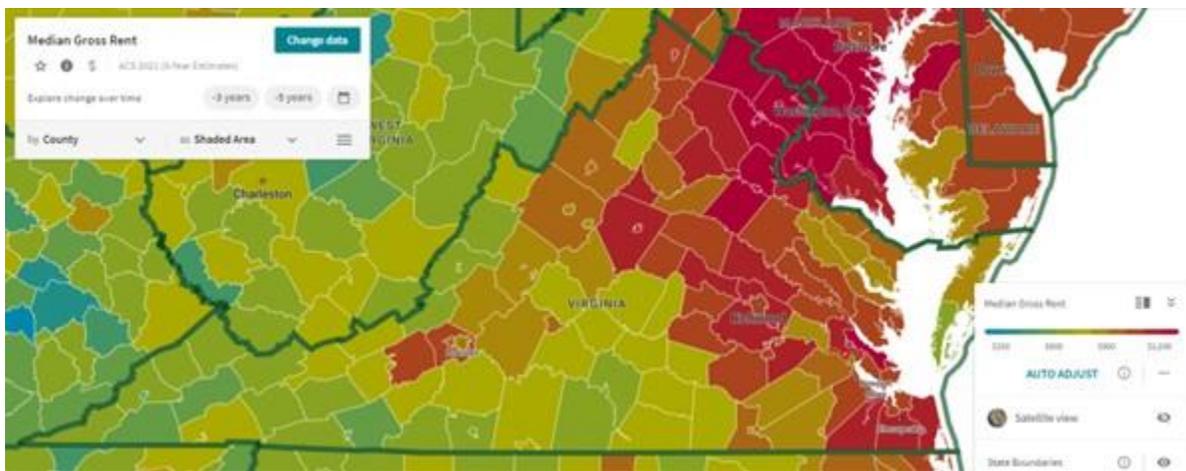
Alternate Data Source Name:

2017-2021 ACS

Data Source Comments:



Map 11 - Median Home Value; ACS 5-Year Estimates



Map 12 - Median Gross Rent; ACS 5-Year Estimates

Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	68,365	No Data
50% HAMFI	206,310	113,395
80% HAMFI	523,285	342,915
100% HAMFI	No Data	548,800
Total	797,960	1,005,110

Table 29 – Housing Affordability

Data Source: 2013-2017 CHAS

Is there sufficient housing for households at all income levels?

There are currently 37 affordable and available units per 100 households for Extremely Low-Income (ELI) Virginians, defined as those whose income is at or below 30 percent of area median income. In Virginia, 86 percent of ELI households are cost-burdened, and 72 percent are severely cost burdened. Statewide, there is a deficit of more than 150,000 affordable and available units for households in this income category.

Very Low Income (VLI) households (those earning between 30 and 50 percent of area median income) in Virginia also face a shortage of affordable and available units. Currently, there are just 60 affordable and available units per 100 households for VLI households, yielding a statewide deficit of more than 164,000 affordable units. As a result of the affordable housing shortage, 76 percent of VLI households are cost burdened. Severe cost burdens affect this income group to a lesser extent with 31 percent of households severely cost burdened.

Low Income households do not face the same severe shortage of affordable and available rental units as the income categories above, however 46 percent of Low-Income households are cost burdened (State Housing Profile: Virginia, National Low Income Housing Coalition, March 2022).

Virginia is likely to continue to see an increase in the need for affordable permanent supportive housing projects in Virginia, as well as affordable housing projects for seniors and an aging population. These types of projects will be important because of the ability for these types of projects to combine supportive services with affordable units.

How is affordability of housing likely to change considering changes to home values and/or rents?

Over the next five years, changes in Housing Affordability in Virginia will vary from region to region. Localities within the urban crescent, such as Northern Virginia, Central Virginia, and the Hampton Roads/Chesapeake Bay regions will likely see decreases in housing affordability as these places are projected to undergo the most significant population growth.

Statewide, according to NLIHC, a resident would need to earn a minimum of \$24.85 per hour, working 40 hours a week, to make a 'housing wage' in order to afford a 2BR rental unit at the statewide 2BR Fair Market Rent (FMR) of \$1,292. Virginia is currently the 14th least affordable state in the nation. (Out of Reach 2022, State Profile: Virginia, National Low Income Housing Coalition).

Compared to the NLIHC's Out of Reach 2012 state profile for Virginia, the statewide housing wage necessary to afford a 2BR unit at the FMR increased from \$20.26 per hour to \$24.85. (Out of Reach 2012, State Housing Profile: Virginia, National Low Income Housing Coalition). Considering the enduring stagnancy of wages, the trajectory of this estimate suggests that housing will continue to become less affordable for Virginia renters over the next five years.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

Estimates of Fair Market Rents are localized and heterogenous throughout the state. Comparisons of the HOME rent limits/Fair Market Rents to Area Median Rents in Virginia illustrate the different housing markets in different regions throughout the state. The Northern Virginia region, the least affordable in the state, has median rents which are higher than the HOME rent limits and/or Fair Market Rent. These conditions are expected to persist over the next five years, as this region will see the bulk of population growth in Virginia. In Southwest and Southern Virginia, the median/market rents are often lower than the HOME rent limits/Fair Market Rents and existing HOME rental projects must keep their rental rates below these levels to remain competitive with the rest of the rental market.

The differences among regions in Virginia will require that DHCD tailor its strategies for production or preservation of affordable housing to each particular region's need. In the Northern Virginia region, preservation of affordable housing will be particularly important due to the high cost of housing that already exists. In the remaining regions of the state, DHCD will support both preservation and production of new affordable housing units with a particular emphasis on serving towards special populations such as seniors or Virginians needing housing paired with supportive services.

MA-20 Condition of Housing – 91.310(a)

Introduction:

Virginia has a large inventory of aging homeowner and rental properties as more than 40 percent of all housing units statewide were built prior to 1980. Older housing units, which tend to be more heavily concentrated in rural communities, are more likely to have one of four substandard conditions than new construction or renovated units. Statewide, there are many tax credit properties and Rural Development properties for which funds are expiring in the next five years. These units will require rehabilitation in order to assure ongoing safety and affordability to residents.

Definitions

Substandard: One or more conditions which render the dwelling unsafe or unsanitary as prescribed by the Minimum Housing Code Standards or HQS.

Selected conditions are defined as units: 1) Lacking complete kitchen facilities; 2) Lacking complete plumbing facilities; 3) Cost burden greater than 30 percent (share of income devoted to housing costs); and 4) More than one person per room (overcrowding).

Suitable for Rehabilitation: The nature of the substandard conditions is both financially and structurally feasible for rehabilitation.

The definition of substandard but suitable for rehabilitation may also include a quantifiable standard such as - substandard dwelling in which the deficiencies are limited in number and magnitude such that the cost of rehabilitation would not exceed fifty percent (50%) of the replacement cost of the dwelling. Examples of minor repairs may include – disability access, lead-based paint remediation, foundation repair, wall repair, windows, doors, electrical repair, roof repair.

A property may be considered in “substandard condition but suitable for rehabilitation” if it is dilapidated or deteriorated beyond feasible economic repair, or rehabilitation will exceed fifty percent (50%) of the replacement cost of the dwelling.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	423,208	20%	458,034	42%
With two selected Conditions	6,775	0%	28,360	3%
With three selected Conditions	797	0%	1,776	0%
With four selected Conditions	9	0%	240	0%
No selected Conditions	1,734,178	80%	595,151	55%
Total	2,164,967	100%	1,083,561	100%

Table 30 - Condition of Units

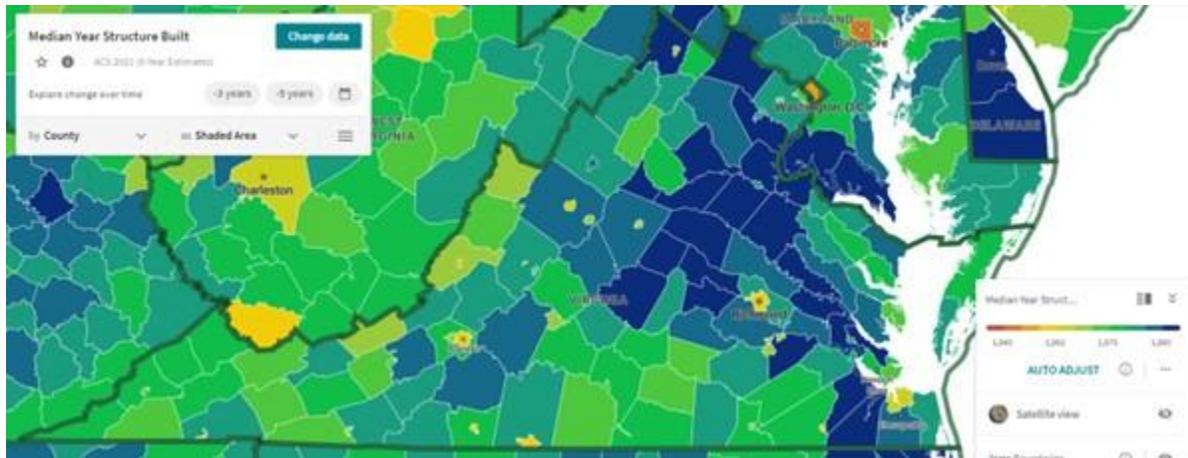
Alternate Data Source Name:
2017-2021 ACS
Data Source Comments:

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	525,040	24%	232,860	21%
1980-1999	714,447	33%	333,957	31%
1950-1979	710,874	33%	389,257	36%
Before 1950	214,606	10%	127,487	12%
Total	2,164,967	100%	1,083,561	100%

Table 31 – Year Unit Built

Alternate Data Source Name:
2017-2021 ACS
Data Source Comments:



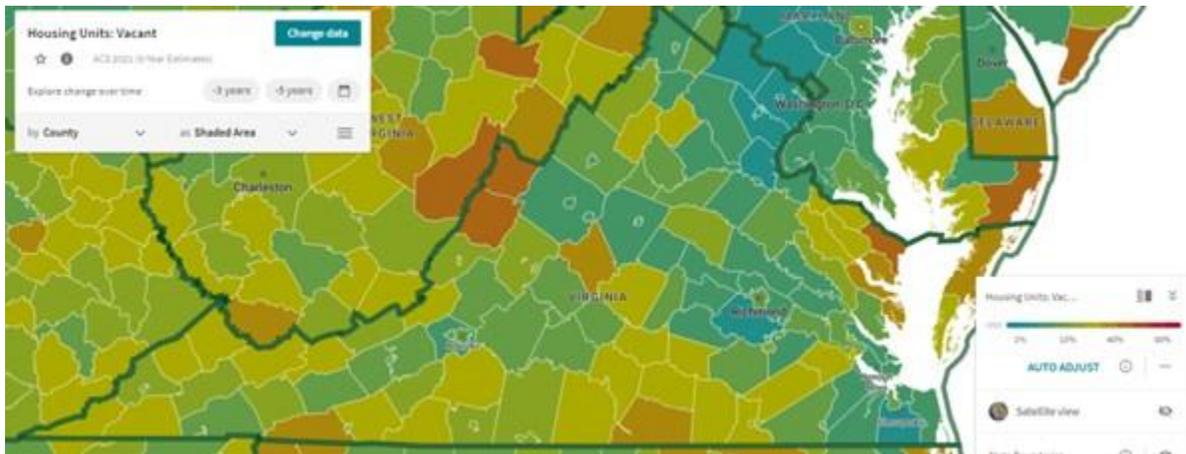
Map 13 - Median Year Structure Built; ACS 5-Year Estimates

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	925,480	43%	516,744	48%
Housing Units build before 1980 with children present	108,960	5%	107,790	10%

Table 32 – Risk of Lead-Based Paint

Alternate Data Source Name:
2017-2021 ACS
Data Source Comments:



Map 14 - Vacancy Rate by VA County; ACS 5-Year Estimates

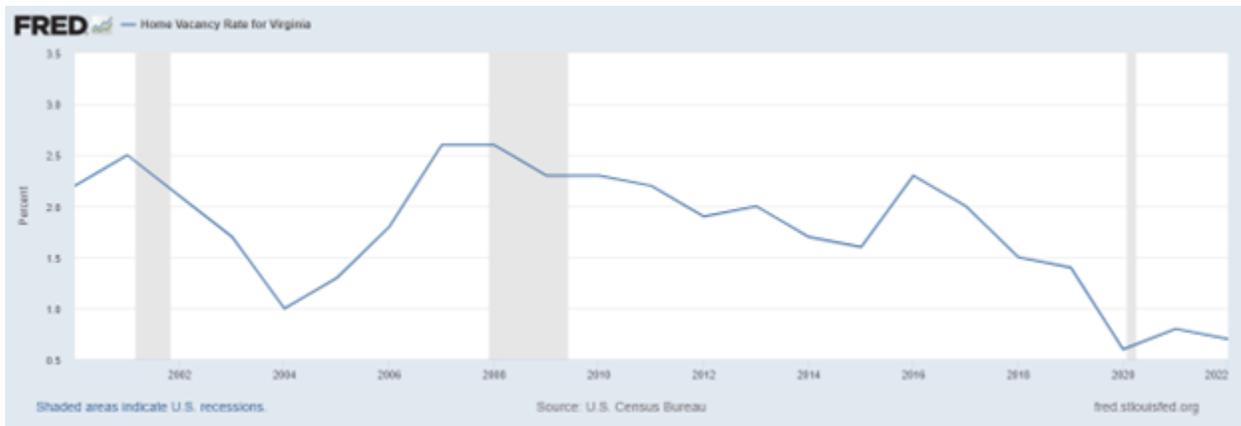


Figure 2 - Statewide Vacancy Rate, 2000-2022

Need for Owner and Rental Rehabilitation

Nearly half (48 percent) of all renter-occupied housing units and 43 percent of all owner-occupied housing units in Virginia were built before 1980. Approximately 12 percent or 127,487 of all renter-occupied units were constructed before 1950 and 10 percent of all owner-occupied units or 214,606 units were constructed before 1950. Figure 4 illustrates the tendency for newer housing units to be developed in counties within the urban crescent, while aging properties tend to outnumber new units in rural counties.

As of 2021, over 10,000 occupied homes in Virginia do not have adequate indoor plumbing, and nearly 20,000 homes do not have complete kitchen facilities. Although these numbers have declined over the past decade, those remaining units are in remote areas of the state with few resources to address these conditions. Moreover, units lacking complete indoor plumbing and kitchen facilities are more than 500 times as likely to be renter-occupied than owner-occupied. This suggests a statewide need for increased targeting of rehabilitation funds to rental units.

Another challenge, vacant units are difficult to return to occupied status for number of reasons. The COVID-19 pandemic and ensuing housing crisis has caused vacancy rates to plummet nationwide. Figure 5 demonstrates the percentage of unoccupied units in Virginia’s housing market over time. Despite historically low vacancy rates, 297,029 homes in Virginia are not occupied year-round (US Census Bureau, 2021 ACS 5-Year Estimates). Figure 4 represents the housing vacancy rates in Virginia counties and depicts the tendency for rural localities to experience higher vacancy rates than their urban counterparts. In some cases, unoccupied homes are used as seasonal vacation properties, or the units are on the market. The remaining unoccupied units are considered “other” types of vacancies that include being used as storage, in foreclosure, and other types.

Estimated Number of Housing Units Occupied by Low- or Moderate-Income Families with LBP Hazards

In Virginia, there are 1,442,224 housing units built prior to 1980 which are consequently at risk for lead-based paint hazard. These units are home to at least 216,750 children under the age of six who may suffer health complications due to exposure to lead based paint. This hazard disproportionately affects low- and moderate-income households, who tend to inhabit less-expensive homes that have not been renovated or updated which increases risk of having lead-based paint in the home. DHCD helps partnering communities identify these needs in the community and work toward remediating the homes so that low- and moderate-income persons have the same quality housing as Virginians residing in homes built after 1980.

Discussion:

The existing supply of housing in Virginia has some challenges. To address these challenges, DHCD leverages both federal and state resources preserve affordability and improve the condition of housing through programs such as the Affordable and Special Needs Housing (ASNH) program.

MA-30 Homeless Facilities – 91.310(b)

Introduction

Virginia has more than 4,700 emergency beds that are open to adults and children year-round.

Facilities Targeted to Homeless Persons

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year-Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	2,367	503	508	1,325	0
Households with Only Adults	2,411	709	194	3,739	0
Chronically Homeless Households	0	0	0	1,784	0
Veterans	33	4	38	2,299	0
Unaccompanied Youth	26	7	57	9	0

Table 33 - Facilities Targeted to Homeless Persons

Alternate Data Source Name:

2007 - 2022 Housing Inventory Count by State

Data Source Comments:

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons.

There are a number of statewide initiatives to better leverage mainstream resources and to address the intersection of homelessness and healthcare as well as homelessness and the criminal justice system. Similarly, there are a number of committees that exist to support the interagency efforts to address the needs of individuals and families experiencing homelessness, including the following:

Coordinating Council on Homelessness

Purpose: To carry out activities which may include but not be limited to: develop and oversee implementation of state plan to effectively address homelessness; address policy issues; oversee coordination among and between secretariats and state agencies; enhance coordination and collaboration between state agencies and local organizations.

Homeless Advisory Committee

Purpose: To engage stakeholders and provide feedback and guidance to the Coordinating Council.

Performance & Impact Committee

Purpose: To provide recommendations to the Coordinating Council regarding issues related to: policy; data collection and analytics; results/outcomes; system and performance evaluation

Solutions Committee

Purpose: To provide recommendations to the Coordinating Council regarding issues related to: rapid re-housing; permanent supportive housing; substance abuse; mental health; discharge planning/policies; and workforce

Ending Veteran Homelessness Committee

Purpose: To provide recommendations to the Coordinating Council regarding strategies to end veteran homelessness.

In addition to the aforementioned committees, there is a HUD TA project that will function as a pilot project to integrate HMIS data via a cloud data warehouse. The pilot project will merge 9 of the 16 Virginia CoC's HMIS data.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

DHCD administers funds that support homeless services and facilities across Virginia. These resources include two federal programs:

- Emergency Solution Grant (ESG)
- Housing Opportunities for Persons with AIDS (HOPWA)

During the 2021 – 2022 program year, the ESG funding supported 60 separate rapid re-housing programs supporting 1,458 total households. Additional services and facilities are funded by the ESG entitlement localities in their specific jurisdictions.

In addition to ESG, DHCD also funds eight HOPWA programs that provide rental assistance and support services to help individuals with HIV/AIDS and their families obtain and/or maintain housing stability. During the 2021-2022 program year, DHCD's project sponsors served a total of 297 unduplicated households with housing assistance. Again, these eight programs are located in HOPWA non-entitlement areas. The entitlement areas, which receive HOPWA funding directly from HUD, also fund some HOPWA services and facilities in Virginia's HOPWA entitlement jurisdictions.

In addition to federal resources DHCD also administers state funds to support homeless services and facilities through the Virginia Homeless Solutions Program (VHSP). These state resources provide funding for coordinated entry, outreach, prevention, emergency shelter, rapid re-housing, HMIS, CoC planning, and administration.

VHSP supports 51 rapid re-housing programs, 50 shelter facilities, and 30 prevention programs in Virginia.

Virginia also has a state Housing Trust Fund. Of the total available resources, up to 20% of funds may be used for Homeless Reduction Grants. These grant funds provide funding for additional rapid re-housing support or supportive services for permanent supportive housing that serve those who are chronically homeless.

HUD's Competitive CoC SHP programs fund services and programs in Virginia as well. Some of these services and facilities overlap with those addressed above. The CoC SHP program supports shelter facilities, support services, and permanent supportive housing. Specifically, this program supports three permanent supportive housing programs located in rural areas of the state.

MA-35 Special Needs Facilities and Services – 91.310(c)

Introduction

The 2023 Consolidated Plan includes goals specific to addressing the needs of non-homeless special needs populations. This includes a focus on individuals with HIV/AIDS through the HOPWA program; individuals with disabilities including physical, sensory, serious mental illness, and intellectual and developmental disabilities.

HOPWA Assistance Baseline Table

Type of HOWA Assistance	Number of Units Designated or Available for People with HIV/AIDS and their families
TBRA	92
PH in facilities	0
STRMU	214
ST or TH facilities	0
PH placement	25

Table 34 – HOPWA Assistance Baseline

Alternate Data Source Name:
2021-22 HOPWA CAPER

Data Source Comments:

To the extent information is available, describe the facilities and services that assist persons who are not homeless but who require supportive housing, and programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.

In 2019 the State's Homeless Outcomes Advisory Committee established a Coordinating Council on Homelessness and four committees focused on improved coordination on a state level to, in part, help assure that those persons returning from mental and physical health institutions receive appropriate supportive housing. In addition, DHCD is working closely with the Department of Behavioral and Developmental Health Services (DBDHS) to develop strategies for transitioning individuals from institutional settings into community-based housing.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.

The Coordinating Council on Homelessness has a work group focused on discharge planning and policy for mental health that includes discharge planning beginning on admission. They are reviewing current policies and providing training and outreach to hospitals, community service boards and other mental health providers and discharge planners, including the state 2-1-1 system. Department of Veteran

Services has developed educational programs to inform discharge planners about services related to veterans.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

DHCD has goals and initiatives in place to address housing and supportive services needs with respect to persons who are not homelessness but have special needs. First the commonwealth seeks to help communities to become competitive and sustainable places to live and work for all Virginians including those with special needs. Second, Virginia will help to increase the number of affordable and accessible housing units in Virginia. Both of these efforts will encourage the use of universal design features in housing and community structures. DHCD will also prioritize projects that help improve overall accessibility to community and home-based services.

In partnership with the Department of Behavior Health and Developmental Services, Department of Medical Assistance Services, VHDA, and DARS, DHCD is working to increase housing options for those with intellectual and developmental disabilities many of whom are not homeless.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

DHCD is not an entitlement/consortia grantee.

MA-40 Barriers to Affordable Housing – 91.310(d)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Virginia's shortage of affordable housing is exacerbated by state and local public policies and private procedures which limit the production of affordable units and hinder access to housing for low-income individuals and families.

Local land use regulations, which can restrict what type of development can occur in specific locations, vary broadly across jurisdictions within the Commonwealth. The sheer number of local ordinances and their inherent heterogeneity imposes challenges in taking a statewide perspective of specific barriers to affordable housing. Generally, zoning regulations and other local ordinances can restrict the supply of housing by establishing minimum lot sizes, maximum building heights, and planning approval processes for properties in a geographical area. These policies can intentionally or unintentionally limit housing choice for members of protected classes.

Moreover, while local land use restrictions may confer benefits in some cases, they have a substantial impact on property values. Although income level is not a protected class, surging property values can severely limit housing choice for low-income families, particularly for members of protected classes. Local ordinances that are frequently found to be discriminatory involve those affecting people with disabilities, families, and those involving issues of national origin.

Between FY2017 and FY2021, approximately 35 percent of the Fair Housing Complaints filed in Virginia alleged discrimination on the basis of disability status. The second most common alleged fair housing offense involved race-based discrimination, comprising 24 percent of complaints between FY2017 and FY2021. For both conventional and government-backed loans, mortgage applications submitted by minority candidates are consistently denied at a higher rate than those from white applicants, regardless of income level.

The following are key barriers to fair and affordable housing in Virginia. DHCD structures policies and programs to help address the barriers and helps to inform localities of the barriers and their responsibility to help address the impediments to fair housing.

1. Discrimination in the rental and sales housing markets. Particularly, discrimination based on disability and race;
2. Constraints in the mortgage lending market. Minorities experience higher denial rates in the mortgage markets at all income levels, particularly at the lowest income levels in the conventional loan market;
3. Additional fair housing education among real estate agents, landlords, housing providers, local officials, and especially, individuals is needed. Training available outside the major metro areas is needed;

4. Availability and access to quality affordable housing; there are a large number of low-income households in need of affordable housing and there are a large number of cost-burdened households, especially in the rental housing market. “Crowding out,” and combined transportation and housing costs are areas of concern regarding affordable housing.

Please see the full Analysis of the Impediments for more details.

MA-45 Non-Housing Community Development Assets -91.315(f)

Introduction

The Commonwealth of Virginia’s unique combination of assets has encouraged businesses to prosper here for more than 400 years. Virginia continues to rank among America's leading states for business and in each analysis, the cost of doing business and quality of workforce helped drive Virginia to the top. With a population of 8.1 million and a workforce of 4.2 million, Virginia successfully supports the state's substantial industry base. In terms of access, Virginia offers unparalleled transportation opportunities; centrally located on the U.S. East Coast, the Commonwealth’s integrated transportation system of highways, railroads, airports and seaports ensures that all markets are within reach. Virginia’s boundless outdoor and cultural activities along with one of the nation's highest concentrations of historic resources provide limitless opportunities for recreation and economic development.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	15,468	16,712	2	2	0
Arts, Entertainment, Accommodations	132,447	103,972	13	14	1
Construction	82,382	62,667	8	8	0
Education and Health Care Services	185,135	126,424	18	17	-1
Finance, Insurance, and Real Estate	54,806	40,860	5	5	0
Information	15,652	7,964	2	1	-1
Manufacturing	131,760	116,333	13	15	2
Other Services	49,400	37,564	5	5	0
Professional, Scientific, Management Services	107,995	58,929	11	8	-3
Public Administration	0	0	0	0	0
Retail Trade	154,935	118,507	15	16	1
Transportation and Warehousing	42,723	38,252	4	5	1
Wholesale Trade	44,411	35,367	4	5	1

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Total	1,017,114	763,551	--	--	--

Table 35- Business Activity

Data Source: 2013-2017 ACS (Workers), 2017 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	4,553,835
Civilian Employed Population 16 years and over	4,417,746
Unemployment Rate	3.00
Unemployment Rate for Ages 16-24	0.00
Unemployment Rate for Ages 25-65	0.00

Table 36 - Labor Force

Alternate Data Source Name:

2017-2021 ACS

Data Source Comments:

Occupations by Sector	Number of People
Management, business and financial	2,031,791
Farming, fisheries and forestry occupations	14,881
Service	646,999
Sales and office	768,138
Construction, extraction, maintenance and repair	300,152
Production, transportation and material moving	444,458

Table 37 – Occupations by Sector

Alternate Data Source Name:

2017-2021 ACS

Data Source Comments:

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	2,213,710	59%
30-59 Minutes	1,192,634	32%
60 or More Minutes	374,512	10%
Total	3,780,856	100%

Table 38 - Travel Time

Alternate Data Source Name:

2017-2021 ACS

Data Source Comments:

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	189,764	15,605	135,809

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
High school graduate (includes equivalency)	688,493	44,223	284,286
Some college or associate degree	858,665	46,931	229,430
Bachelor's degree or higher	1,680,185	38,197	236,526

Table 39 - Educational Attainment by Employment Status

Alternate Data Source Name:

2017-2021 ACS

Data Source Comments:

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	8,313	24,234	38,667	75,472	79,176
9th to 12th grade, no diploma	69,984	45,120	52,297	128,106	96,527
High school graduate, GED, or alternative	269,226	261,086	226,436	545,330	369,635
Some college, no degree	304,596	238,670	198,672	414,775	249,994
Associate's degree	41,889	100,836	96,536	185,523	83,032
Bachelor's degree	103,630	335,654	281,305	489,334	232,538
Graduate or professional degree	9,568	169,845	242,332	403,691	217,698

Table 40 - Educational Attainment by Age

Alternate Data Source Name:

2017-2021 ACS

Data Source Comments:

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	28,780
High school graduate (includes equivalency)	35,070
Some college or associate degree	42,361
Bachelor's degree	65,495
Graduate or professional degree	92,057

Table 41 – Median Earnings in the Past 12 Months

Alternate Data Source Name:

2017-2021 ACS

Data Source Comments:

Based on the Business Activity table above, what are the major employment sectors within the state?

Virginia has a strong base in Education and Health Care, Retail, and Manufacturing sectors. Industries in Virginia continue to experience robust job growth and capital investment, and the Commonwealth's unique combination of resources provides a strong foundation for success. For example: Based on the business activity table provided above are in the following areas: Arts, Entertainment, Accommodations; Education and Health Care Services; Manufacturing; Professional, Scientific, Management Services and Retail.

Describe the workforce and infrastructure needs of business in the state.

In the area of workforce-driven demand for graduates from specific postsecondary education and training programs with the likely supply of graduates shows that the largest occupational gaps tend to be in accounting, information technology, education, and healthcare related occupations.

Describe any major changes that may have an economic impact, such as planned public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

While there are still a significant number of employees in the manufacturing sector in Virginia, overall, the decline in traditional economic sectors as well as increased international competition has left many regions of the state behind economically. Diminished resources and the lack of a community strategy have limited the Commonwealth's ability to respond. Southside Virginia, one of several distressed areas of the state, lost more than 9,000 manufacturing jobs in the last decade and struggles to develop its capacity to address rapid economic change. Many other urban and rural communities in Virginia face severe economic distress as they have fallen behind the rapid pace of economic change prevailing in much of the state, exacerbated by the weak economic recovery. Distressed areas often have both the greatest need and the least ability to address their condition. To succeed, distressed communities must be positioned to access opportunities in current markets by developing local and regional economic development strategies that focus and guide both local and state investment.

How do the skills and education of the current workforce correspond to employment opportunities in the state?

This year, the state enacted new legislation that consolidates and streamlines the dozens of different workforce training programs in the state under a new Department of Workforce Development and Advancement. This is intended to improve the matching of workers with employers, and job seekers with the training programs they need. It is also intended to improve the accountability of workforce development programs by setting up standards by which their results can be measured. With this recent change, Virginia anticipates seeing improvement in coordination between workforce training and employment opportunities.

Describe any other state efforts to support economic growth.

A key component of economic restructuring is the revitalization of Virginia’s rural towns. DHCD strategically invests financial and technical resources to foster an environment that attracts private sector development and investment in communities and downtown business districts. DHCD seeks to approach these revitalization efforts on a regional, not individual basis, to maximize outcomes. By working on a regional basis and advocating for communities to work together and not in competition, there is greater opportunity to package experiences more broadly, offering a wider array of opportunities for members of the communities and those travelling through the area. Nurturing the entrepreneurial spirit is also essential for a healthy economy. Coupled with DHCD’s other economic strategies, is an emphasis on expanding opportunities for non-traditional entrepreneurs and entrepreneurs that are attracted to market opportunities. Investment of resources such as Main Street, CDBG and BEE (Building Entrepreneurial Economies) are coordinated, providing for significant leveraging and strategic utilization, and ultimately, resulting in greater impact. Assistance is used to address the myriad of factors influencing economic investment from critical market intelligence, capitalizing loan pools, delivery of technical assistance, and other mechanisms which cultivate new community-based business and financing opportunities. DHCD also administers the state Enterprise Zone program, designed to spur private investment and job creation in targeted areas. In addition, the state has also invested funds in a program to encourage the redevelopment of “white elephant” buildings in distressed communities. Additionally, the state Virginia Economic Development Partnership is responsible for coordinating new business investment, expansion of existing business, and fostering international trade.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (Include a definition of "concentration")

There are many areas in the state with concentrated housing problems. DHCD's programs are designed to address these housing problems and give preference to projects that are located in these areas of concentration. Please see the following link for a full housing market analysis:

<https://www.virginiahousing.com/about/economic-impact>

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (Include a definition of "concentration")

Please see the following link for a full housing market analysis:

<https://www.virginiahousing.com/about/economic-impact>

What are the characteristics of the market in these areas/neighborhoods?

Please see the following link for a full housing market analysis:

<https://www.virginiahousing.com/about/economic-impact>

Are there any community assets in these areas/neighborhoods?

Please see the following link for a full housing market analysis:

<https://www.virginiahousing.com/about/economic-impact>

Are there other strategic opportunities in any of these areas?

Please see the following link for a full housing market analysis:

<https://www.virginiahousing.com/about/economic-impact>

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

Access to high-speed broadband internet is becoming a prerequisite for success in an increasingly digital Virginia. The COVID-19 pandemic necessitated a widespread pivot toward remote work, virtual learning, and telehealth services. Virginians' reliance on high-speed internet has grown over the past three years; this trend is expected to continue in the next five years as new technologies emerge to digitize corporate, academic, and health environments. DHCD will continue to leverage federal and state resources to improve access to affordable, universal, high-speed internet access statewide.

The Virginia Department of Housing and Community Development's Office of Broadband partners with local governments and internet service providers through multiple programs to ensure Virginians have access to broadband infrastructure. The office's largest program, the Virginia Telecommunication Initiative (VATI), has invested over \$798 million of state and federal dollars to provide broadband access to over 424,000 homes, businesses, and community anchor institutions. This investment has leveraged an additional \$1.1 billion in matching funds from local governments and internet service providers, fully obligating funding for universal broadband access in 75 Virginia counties and cities.

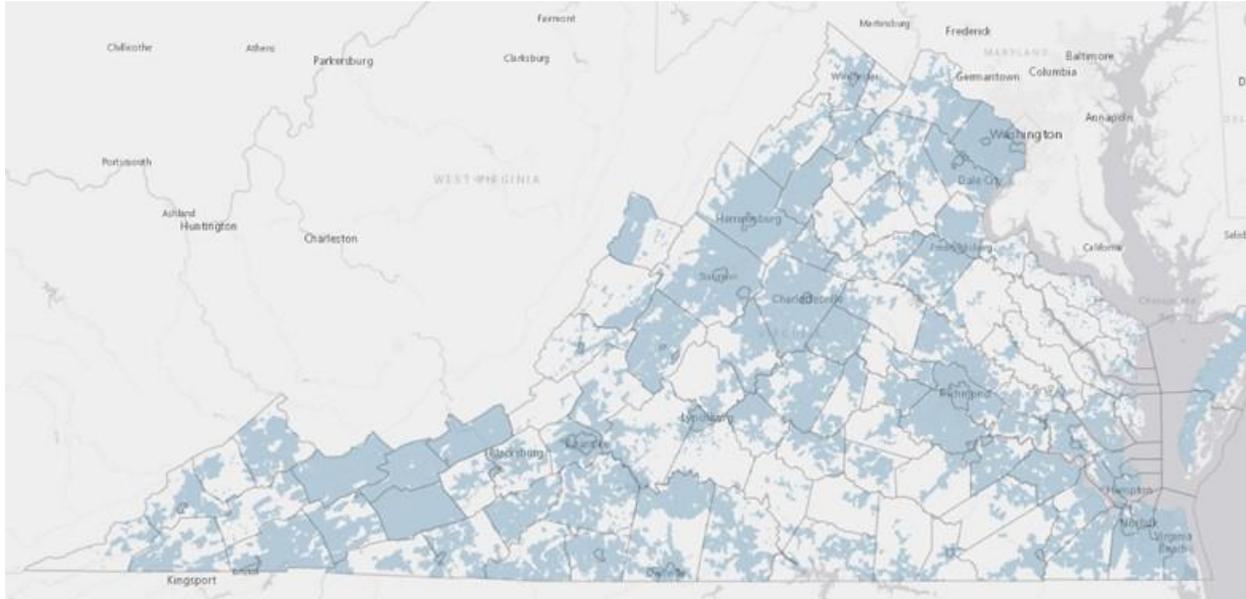
As a product of this work, Virginia remains on track to obligate funding for functional universal broadband access by 2024. By this definition, every Virginia home, business, and community anchor that can be reached through a cost-effective solution will be included in a project area for expanding broadband infrastructure to include these locations.

Rural areas are often comprised of low- and moderate-income households and neighborhoods. Statewide, because of their lack of density and return on investment from unsubsidized expansion, these rural areas, regardless of income levels, disproportionately lack connection to high-speed internet. DHCD has made progress expanding high-speed internet access in through its administration of VATI. DHCD will continue to invest in the VATI, among other programs, to improve internet connectivity for the those without broadband access, including low-income populations.

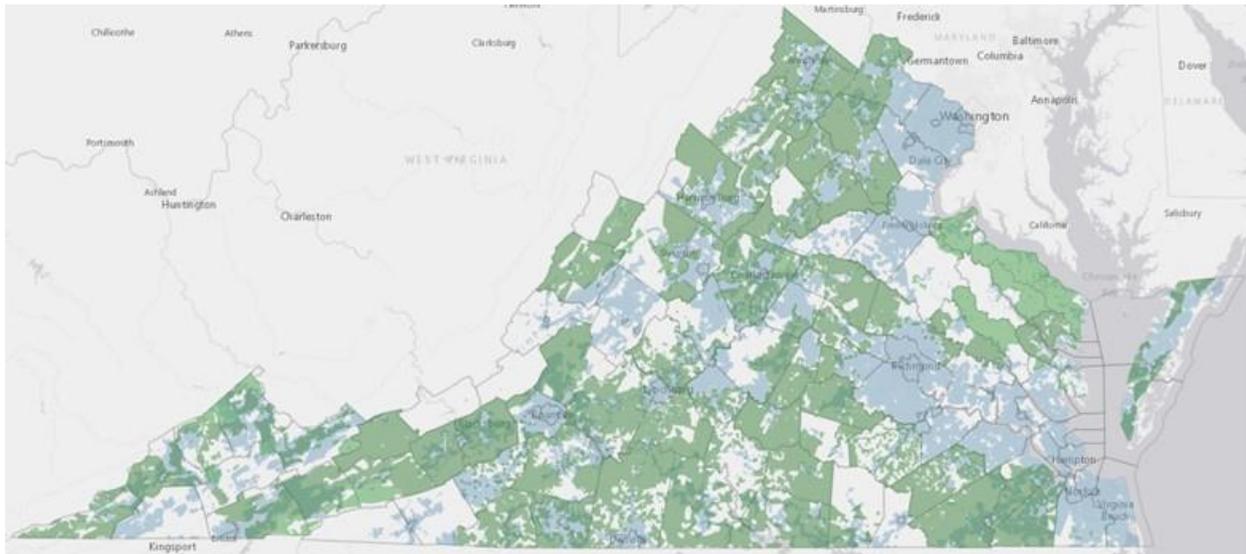
Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

DHCD's Office of Broadband recently received planning funds under the Digital Equity Act, which is a component of the larger Infrastructure Investments and Jobs Act. With these funds, the Office of Broadband will begin to understand, and develop plans to address, gaps in broadband affordability and adoption across the Commonwealth. Activities under this planning grant include stakeholder engagement and needs assessment, regional planning grants, and the development of Virginia's Digital

Opportunity Plan. DHCD recently published the Commonwealth Digital Affordability and Cost Effectiveness Plan, which identified gaps in adoption of the federal Affordable Connectivity Program – a \$30/month discount towards the cost of broadband services for eligible low-income households. DHCD has since applied for funding through the federal Affordable Connectivity Program Outreach grant to boost adoption of this critical program through targeted outreach to areas of high-eligibility and high broadband coverage.



Map 15 - Census Blocks Reporting 85% Broadband Coverage



Map 16 - Census Blocks Reporting 85% Broadband Coverage (Blue) and VATI Project Areas (Green)

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

The Commonwealth of Virginia is experiencing impacts of climate change including sea level rise, extreme weather, and changing seasonal temperatures. Coastal communities are particularly vulnerable to economic and social risks from extreme weather events including heat waves, drought, tropical storms, high winds, storm surges, and heavy downpours. These risks are projected to increase substantially in the coming years due to climate change, sea level rise, and increased development in coastal areas and other vulnerable locations.

The confluence of increased rainfall and rising sea levels in coastal Virginia leads to more frequent, more severe occurrences of tidal flooding. As a result, affected jurisdictions face economic consequences including the need to replace and upgrade infrastructure, loss of property and declining business values, and loss of tax revenue. Currently, the average annualized losses from coastal flooding in Virginia Beach are estimated to be \$26 million per year; this figure is expected to triple over the next 20 years as the climate grows progressively more volatile. In Norfolk, stormwater drainage infrastructure is compromised by as much as 50 percent in some areas; as tidal flooding worsens over time, the damage to flood management systems increases households' exposure to natural hazard risks.

Despite advances in disaster preparedness, extreme weather is now affecting the safety, health, and economies of entire regions. Investment in housing and neighborhoods located in natural hazard areas creates uncertainty for residents due to the ability to obtain flood insurance and the marketability of property resale in hazard areas. Future extreme weather events and the effects of climate change in everyday planning and decision-making will have an impact on the cost and availability of housing.

The impacts of climate change on coastal Virginia will have statewide ramifications. Millions of people across the state will be indirectly affected by economic losses and displacement in the coastal area. While climate change is a global challenge, response efforts are generally coordinated at the local level. This situation provides an opportunity to embrace a holistic approach to housing preservation, economic development, and community resilience across the Commonwealth.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Nationwide, low- and moderate-income households are disproportionately vulnerable to the effects of climate change. As the rate of sea level rise accelerates, an increasing number of housing units in coastal states will be destroyed or rendered uninhabitable. Affordable housing units are generally more vulnerable to flooding as they tend to be older, poorer quality and rarely equipped with resiliency

enhancing features. Residents of low-lying affordable housing, who tend to be low-income persons living in old and poor-quality structures, are especially vulnerable to this risk.

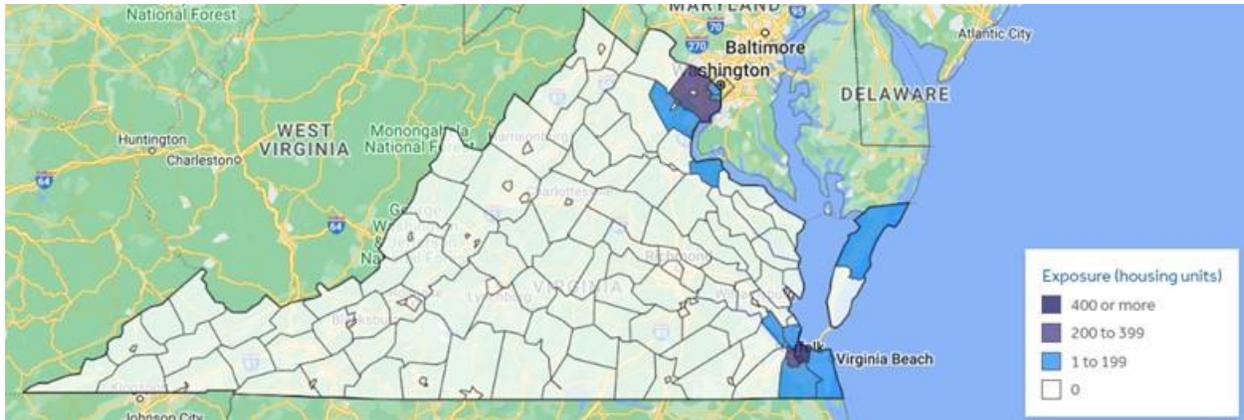
These trends are salient in the Commonwealth of Virginia, which has the fourth highest number of affordable homes at risk, ranking behind just New York, New Jersey, and Massachusetts. The number of at-risk affordable homes in Virginia is projected to rise from 395 in 2020 to nearly 1,500 by 2050 under a mid-range sea level rise forecast. Both the cities of Norfolk and Portsmouth are among the top 20 localities in the nation, with between 3.6% and 6.7% of affordable housing at risk by 2050 under a high carbon emission scenario. Given the existing shortage of affordable housing in Virginia, these projections demonstrate the urgent need for additional affordable units and improved resiliency in existing affordable units.

Low- and moderate-income households are simultaneously the most vulnerable to the natural hazard risks associated with climate change and the least well-equipped to prepare for and cope with extreme weather and climate-related events. While more affluent families residing in at-risk coastal housing units may have sufficient resources to relocate in advance of impending hazards, lower-income residents are often stuck in at-risk units until they are displaced. This widespread displacement may impose strain upon a locality’s shelters and other emergency resources, resulting in diminished quality of support for affected individuals and families.

The effects of climate change on Virginia's low- to moderate-income households will vary between urban and rural communities. As the frequency and severity of heat waves increases, low- to moderate-income households, particularly in urban communities, may be unable to afford life-saving air conditioning or lack access to official cooling centers. Conversely, zoning classifications in rural areas may preclude waterfront businesses from relocating as sea level rises. Regardless of locality, racial and ethnic minorities, the poor, the elderly, renters, non-native English speakers, and those with mobility challenges will be disproportionately affected by recurrent flooding and heat waves. DHCD currently utilizes state resources for the Housing Innovations in Energy Efficiency (HIEE) program to weatherize and improve housing units for low-income families and individuals across the state.

Type	Total Events	Avg. Length in Days	Total Cost	Avg. Cost	Total Deaths	Avg. Deaths
Winter Storm	17	5	\$77191.40	\$4540.70	1261	74
Tropical Cyclone	21	3	\$359158.60	\$17957.9	1003	48
Severe Storm	39	3	\$99264.10	\$2545.20	858	22
Freeze	3	6	\$10141.10	\$3380.40	151	50
Flooding	4	4	\$9592.60	\$2398.20	130	33
Drought	12	175	\$150893.10	\$12574.40	3183	265

Table 42 - Billion-Dollar Natural Disaster Events in Virginia: 1980-Present



Map 17 - Affordable Housing Units Exposed to Flood Risk by 2050

Strategic Plan

SP-05 Overview

Strategic Plan Overview

This Consolidated Plan identifies four high priority needs in Virginia. These needs are:

- Lack of affordable and safe housing;
- Individuals and families experiencing homelessness and housing insecurity;
- Barriers to competitive and sustainable communities.

Overall DHCD's goals are to target these federal resources (CDBG, ESG, HOME, National Housing Trust Fund (NHTF), HOPWA, and HOME-ARP) and to leverage other state resources to address these needs by:

- Increasing access to affordable and safe housing units;
- Decreasing the number individuals and families experiencing housing instability;
- Creating competitive and sustainable communities.

DHCD works with many partners to accomplish these goals. These partners include units of local government, other state agencies, housing developers, CHDOS, nonprofits, and regional planning groups.

While work on these goals is ongoing the commonwealth will incorporate other specific strategies to help meet these goals. These include a plan to address the barriers to fair housing, a plan to end homelessness, measure to address lead-based paint hazards, and anti-poverty measures.

SP-10 Geographic Priorities – 91.315(a)(1)

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA).

CDBG is restricted to non-CDBG entitlement areas. HOME allocated through the ASNH program is statewide with scoring preference for projects located in HOME non-entitlement areas. HOME allocated to the Down Payment Assistance program is allocated through subrecipients statewide. The NHTF and ESG are statewide. HOPWA is allocated within the balance of state EMSA. Please see each programs method of distribution for more details.

SP-25 Priority Needs – 91.315(a)(2)

Priority Needs

Table 43 – Priority Needs Summary

1	Priority Need Name	Lack of safe and affordable housing units
	Priority Level	High
	Population	Extremely Low Low Moderate Families with Children Elderly Rural Chronic Homelessness Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Increase access to safe and affordable housing
	Description	To increase the number of new and improved affordable housing units, including those targeted to special needs populations.
	Basis for Relative Priority	Lack of affordable housing impact every region of Virginia and presents a significant challenge for those households with special needs. The special needs household typically have very low and extremely low incomes and compete for scarce affordable units that may or may not have the accommodations that are needed. In addition, access to transportation and services is another critical factor.

2	Priority Need Name	Individuals and families experiencing homelessness
	Priority Level	High
	Population	Extremely Low Low Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS and their Families
	Geographic Areas Affected	
	Associated Goals	Increase housing stability
	Description	Decrease the number of individuals and families experiencing homelessness and housing instability.
	Basis for Relative Priority	The commonwealth's goals are to reduce the number experiencing homelessness, reduce the length of time people are homeless, and to prevent individuals from returning to homelessness.
3	Priority Need Name	Barriers to competitive/sustainable communities
	Priority Level	High
	Population	Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Create Competitive and Sustainable Communities

Description	Localities face multiple barriers to being competitive and sustainable communities that prevent them from successfully attracting and retaining businesses and workers and reduce overall quality of life. For example, poor infrastructure, low education levels, and lack of business capital can reduce the ability of communities to maintain or expand their levels of economic success. It is also important for communities to manage their resources in a way that meets current needs while ensuring that future generations can also be provided for. Many communities need support to provide public facilities and public services that increase quality of life.
Basis for Relative Priority	Localities face multiple barriers to being competitive and sustainable communities, such as poor infrastructure, lack of business capital, and inability to provide public facilities and public services that increase quality of life.

SP-30 Influence of Market Conditions – 91.315(b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	HOPWA provides TBRA to prevent homelessness. ESG TBRA provides assistance to re-house rapidly individual and families who are homeless. The Commonwealth will leverage HOME-ARP funds to provide TBRA to individuals and families experiencing homelessness, as well as those at risk of homelessness or housing insecurity and those fleeing domestic violence. Vouchers are most effective in communities with an existing supply of vacant housing.
TBRA for Non-Homeless Special Needs	HOPWA provides TBRA to prevent homelessness. ESG TBRA provides assistance to re-house rapidly individual and families who are homeless. The Commonwealth will leverage HOME-ARP funds to provide TBRA to individuals and families experiencing homelessness, as well as those at risk of homelessness or housing insecurity and those fleeing domestic violence. Vouchers are most effective in communities with an existing supply of vacant housing.
New Unit Production	New unit production is emphasized in markets with relatively low vacancy rates, limited available affordable housing, and/or accessibility needs.
Rehabilitation	Rehabilitation is emphasized in markets with relatively low vacancy rates, limited available affordable units, accessibility needs, and/or to preserve existing affordable units. Please note that units targeted to special needs populations must be supported by evidence of a local demand for the specific target population.
Acquisition, including preservation	In markets with relatively low vacancy rates, limited available affordable units, accessibility needs, and/or to preserve existing affordable units. Please note that units targeted to special needs populations must be supported by evidence of a local demand for the specific target population.

Table 44 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.315(a)(4), 91.320(c)(1,2)

Introduction

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	18,806,749	0	11,246,773	30,053,522	75,226,996	CDBG funding will be allocated to four principal categories of usage: State Administration, State Technical Assistance, Planning Grant, and Community Improvement Grants includes public services as eligible activity.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	11,249,059	1,403,076	0	12,652,135	50,608,540	HOME funds are allocated through the Affordable Special Needs Housing (ASNH), Down Payment Assistance (DPA), and CHDO Operating.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	1,631,954	0	0	1,631,954	8,159,770	HOPWA is administered through seven sub-grantees to provide housing assistance and support services.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	3,205,897	0	0	3,205,897	16,029,485	ESG is allocated through a community-based process to provide rapid rehousing assistance.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HTF	public - federal	Acquisition Admin and Planning Homebuyer assistance Multifamily rental new construction Multifamily rental rehab New construction for ownership	7,563,732	71,791	0	7,635,523	30,542,092	NHTF is allocated through the ASNH program.

Table 45 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied.

The federal resources will be leveraged along with other state resources to provide affordable housing, community development, and to address issues impacting the causes of homelessness. For the HOME program, the state will meet the required 25 percent match through the contribution of State general revenue funds to housing projects assisted with HOME funds and that meet the HOME affordability requirements.

CDBG projects do not have a specific match requirement, but applicants can enhance their competitiveness by incorporating local resources. ESG requires a dollar-for-dollar match. DHCD will use state general funds appropriation for homeless prevention and homeless services as the match for the ESG program. The HOPWA program does not have a match requirement.

If appropriate, describe publicly owned land or property located within the state that may be used to address the needs identified in the plan.

Not applicable.

SP-40 Institutional Delivery Structure – 91.315(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
ACTS - Action in Community Through Service	Non-profit organizations	Homelessness	Region
AIDS RESPONSE EFFORTS, INC	Subrecipient	Non-homeless special needs	Region
ARLINGTON COUNTY	Subrecipient	Homelessness	Region
ARLINGTON PARTNERSHIP FOR AFFORDABLE HOUSING	Developer	Rental	Region
Bay Aging	Developer	Non-homeless special needs Ownership Rental	Region
Better Housing Coalition	CHDO	Rental	Region
Carpenter's Shelter	Subrecipient	Homelessness	Region
Clinch Valley Community Action	Subrecipient	Ownership	Region
COMMUNITY HOUSING PARTNERS	CHDO	Rental	Region
Council of Community Services	Non-profit organizations	Homelessness non-homeless special needs	Region
CULPEPER COMMUNITY DEVELOPMENT CORPORATION	Subrecipient	Homelessness	Region
Doorways for Women and Families	Subrecipient	Homelessness non-homeless special needs	Region
ESCADV	Non-profit organizations	Homelessness non-homeless special needs	Region
FAMILY CRISIS SUPPORT SERVICES	Subrecipient	Homelessness non-homeless special needs	Region

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
FAMILY RESOURCE CENTER	Subrecipient	Homelessness non-homeless special needs	Region
First Step	Subrecipient	Homelessness non-homeless special needs	Region
FORKIDS, INC.	Non-profit organizations	Homelessness	Region
Habitat for Humanity Virginia	Developer	Ownership	State
Hanover Safe Place	Subrecipient	Homelessness non-homeless special needs	Region
HELPING OVERCOME POVERTY'S EXISTENCE, INC	Non-profit organizations	Homelessness non-homeless special needs	Region
HOPE COMMUNITY BUILDERS	CHDO	Ownership	Region
Housing Opportunities Made Equal of Virginia, Inc. (HOME)	Non-profit organizations	Planning	State
LYNCHBURG COMMUNITY ACTION GROUP	Subrecipient	Ownership	Jurisdiction
Mercy House	Subrecipient	Homelessness	Region
Micah Ecumenical Ministries	Subrecipient	Homelessness	Region
Nelson County Community Development Foundation	Non-profit organizations	Ownership Rental	Jurisdiction
New River Community Action	Subrecipient	Homelessness	Region
New Road Community Development Group of Exmore Virginia Inc	Developer	Rental	Region
Northern Virginia Family Service	Non-profit organizations	Homelessness	Region

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
PEOPLE INCORPORATED HOUSING GROUP	Subrecipient	Homelessness Rental	Region
PETERSBURG REDEVELOPMENT & H/A	PHA	Public Housing Rental	Jurisdiction
Piedmont Housing Alliance	CHDO	Ownership Rental	Region
Rush Homes, Inc.	CHDO	Ownership Rental	Region
SOUTHSIDE OUTREACH GROUP	CHDO	Ownership Rental	Region
St. Josephs Villa (CACH)	Subrecipient	Homelessness	Region
Total Action Against Poverty (TAP)	Non-profit organizations	Homelessness Ownership Rental	Region
Tri-County Community Action Agency	Subrecipient	Ownership	Region
Virginia Housing Development Authority	PHA	Non-homeless special needs Ownership Planning Rental	State
Virginia Planning District Commissions	Public institution	Planning	Region
Virginia Supportive Housing	Developer	Rental	Region
Women's Resource Center of the New River Valley	Non-profit organizations	Homelessness	Region

Table 46 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System.

DHCD works with many different organizations, both public and private, to carry out its Consolidated Plan. The community economic development activities are carried out through contractual agreements with units of local government. Please note that while individual localities are not listed separately in the chart above, a total of nearly 300 localities are considered a part of the institutional delivery system. The housing activities, both production and preservation activities, are accomplished through partnerships with units of local government, non-profits, housing developers, and specifically through partnerships

with state certified Community Housing Development Organizations (CHDOs). Homelessness, HIV/AIDS, and other special needs services result from DHCD’s relationship with Continuums of Care and a network of non-profit service providers including shelters and units of local government across the Commonwealth of Virginia. Appropriate service coverage and the logistics of getting the funding and activities to the areas of need within Virginia are on-going challenges. The solution in many cases is long-term and evolving. DHCD works with community-based organizations to develop local assets for meeting local needs. DHCD puts special emphasis on CHDO development and encourages partnerships and collaborations in the work that is done. Public housing authorities (PHAs) are components in the statewide system for the delivery of affordable housing. Local housing authorities are established through the auspices of local government, subject to state enabling legislation. Neither the state nor DHCD specifically has direct oversight for local PHAs, however we may partner with these entities through a grantee or project sponsor relationship to complete local projects or activities. DHCD does certify local plans and projects’ consistency with the state program’s Consolidated Plan.

Availability of services targeted to homeless persons and persons with HIV and mainstream services:

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X		
Mortgage Assistance	X		X
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
Street Outreach Services			
Law Enforcement		X	
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X		
Child Care	X		
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X		
Mental Health Counseling	X	X	X
Transportation	X		
Other			

Table 47 - Homeless Prevention Services Summary

Describe the extent to which services targeted to homeless person and persons with HIV and mainstream services, such as health, mental health and employment services are made available to and used by homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families and unaccompanied youth) and persons with HIV within the jurisdiction.

DHCD will distribute state and federal resources for homeless assistance and prevention services through a CoC-based application. This method of distribution will require local planning and coordination among service providers. It is also required that mainstream resources are maximized to meet the needs of those experiencing homelessness including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. HOPWA funding will also be distributed through a CoC-based methodology. In addition, HOPWA funds for support services are structured as a “last resort” resource. This program requirement requires full utilization of mainstream resources, where available, to meet overall client needs. To receive state and federal resources, CoCs must have partners and membership that represent organizations that provide mainstream resources including but not limited to, health, mental health, employment, substance use providers, food banks, etc.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above.

While there are a number of services available at the community level for special needs populations and some services that are specifically targeted to individuals and families experiencing homelessness or HIV/AIDS, these services are not available at levels sufficient to meet local needs. This is particularly the case for employment, affordable healthcare, and mental health and substance abuse services. In addition, a large proportion of Virginia’s localities are considered rural. In these rural areas of Virginia lack of transportation is a barrier to accessing available services. In some areas of Virginia access to services will require transportation to another county. DHCD's method of distribution for homeless service funding prioritizes low barrier access and housing first services. This methodology serves as a best practice for all providers to ensure access to services.

SP-45 Goals Summary – 91.315(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Create Competitive and Sustainable Communities	2023	2027	Non-Housing Community Development		Barriers to competitive/sustainable communities	CDBG: \$84,224,414	<p>Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 25000 Persons Assisted</p> <p>Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 1000 Households Assisted</p> <p>Public service activities other than Low/Moderate Income Housing Benefit: 5000 Persons Assisted</p> <p>Facade treatment/business building rehabilitation: 135 Business</p> <p>Jobs created/retained: 535 Jobs</p> <p>Businesses assisted: 100 Businesses Assisted</p> <p>Buildings Demolished: 100 Buildings</p>

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Increase access to safe and affordable housing	2023	2027	Affordable Housing Non-Homeless Special Needs		Lack of safe and affordable housing units	CDBG: \$21,056,103 HOME: \$50,608,540 HTF: \$38,177,615	Rental units constructed: 550 Household Housing Unit Rental units rehabilitated: 755 Household Housing Unit Homeowner Housing Added: 100 Household Housing Unit Homeowner Housing Rehabilitated: 450 Household Housing Unit Direct Financial Assistance to Homebuyers: 350 Households Assisted
3	Increase housing stability	2023	2027	Homeless		Individuals and families experiencing homelessness	HOPWA: \$8,159,770 ESG: \$16,029,485	Tenant-based rental assistance / Rapid Rehousing: 10650 Households Assisted

Table 48 – Goals Summary

Goal Descriptions

1	Goal Name	Create Competitive and Sustainable Communities
	Goal Description	Virginia seeks to enhance infrastructure, education, and access to business capital to improve the ability of communities to maintain or expand their levels of economic success. It is also important for communities to manage their resources in a way that meets current needs while ensuring that future generations can also be provided for. Virginia also seeks to help communities to provide public facilities and public services that increase quality of life now and in the future.
2	Goal Name	Increase access to safe and affordable housing
	Goal Description	This goal seeks to preserve and improve existing affordable units and create new affordable units. Additionally, this goal seeks to preserve and improve existing affordable units and create new affordable units available to households with special needs. Virginia will also increase access by providing rent assistance through the HOPWA program and through HOME ARP TBRA.
3	Goal Name	Increase housing stability
	Goal Description	Virginia seeks to decrease the number of individuals experiencing homelessness, reducing the length of time people are homeless, and reduce the number who return to homelessness through targeted rapid re-housing assisted through the Virginia's allocation of ESG funds.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

All 100 proposed new homeowner units and direct assisted homebuyer will be targeted to 80 percent or below AMI. All HOME and NHTF rental new construction (450 units) and rehabilitation (600 units) will be targeted to 60 percent or below, but many of these will be targeted to lower incomes (50 and 30 percent all below AMI). All NHTF units are targeted to 30 percent or below. All HOME-ARP units (100) will be targeted to qualifying populations. All 450 rehabilitation to existing homeowner units, as well as rental rehab performed with CDBG (155 units), will be at or below 80 percent of AMI.

SP-50 Public Housing Accessibility and Involvement – 91.315(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

DHCD is not a housing authority, however DHCD requires projects to meet Section 504 accessibility requirements based on project type. The ASNH application process gives preference to projects that exceed minimum requirements.

Activities to Increase Resident Involvements

While DHCD requires that CHDO projects involve tenants in management decision, it is not a state housing authority and does not have authority over any local public housing authorities.

Is the public housing agency designated as troubled under 24 CFR part 902?

N/A

Plan to remove the ‘troubled’ designation.

Not applicable.

SP-55 Barriers to affordable housing – 91.315(h)

Barriers to Affordable Housing

Virginia's shortage of affordable housing is exacerbated by state and local public policies and private procedures which limit the production of affordable units and hinder access to housing for low-income individuals and families.

Local land use regulations, which can restrict what type of development can occur in specific locations, vary broadly across jurisdictions within the Commonwealth. The sheer number of local ordinances and their inherent heterogeneity imposes challenges in taking a statewide perspective of specific barriers to affordable housing. Generally, zoning regulations and other local ordinances can restrict the supply of housing by establishing minimum lot sizes, maximum building heights, and planning approval processes for properties in a geographical area. These policies can intentionally or unintentionally limit housing choice for members of protected classes.

Moreover, while local land use restrictions may confer benefits in some cases, they have a substantial impact on property values. Although income level is not a protected class, surging property values can severely limit housing choice for low-income families, particularly for members of protected classes. Local ordinances that are frequently found to be discriminatory involve those affecting people with disabilities, families, and those involving issues of national origin.

Between FY2017 and FY2021, approximately 35 percent of the Fair Housing Complaints filed in Virginia alleged discrimination on the basis of disability status. The second most common alleged fair housing offense involved race-based discrimination, comprising 24 percent of complaints between FY2017 and FY2021. For both conventional and government-backed loans, mortgage applications submitted by minority candidates are consistently denied at a higher rate than those from white applicants, regardless of income level.

The following are key barriers to fair and affordable housing in Virginia. DHCD structures policies and programs to help address the barriers and helps to inform localities of the barriers and their responsibility to help address the impediments to fair housing.

1. Discrimination in the rental and sales housing markets. Particularly, discrimination based on disability and race;
2. Constraints in the mortgage lending market. Minorities experience higher denial rates in the mortgage markets at all income levels, particularly at the lowest income levels in the conventional loan market;
3. Additional fair housing education among real estate agents, landlords, housing providers, local officials, and especially, individuals is needed. Training available outside the major metro areas is needed;

4. Availability and access to quality affordable housing; there are a large number of low-income households in need of affordable housing and there are a large number of cost-burdened households, especially in the rental housing market. “Crowding out” and combined transportation and housing costs are areas of concern regarding affordable housing.

Please see the full Analysis of the Impediments for more details.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

1. DHCD aims to alleviate discrimination in housing markets through the following efforts:

- Increase testing and enforcement efforts in the rental and sales housing markets to ensure that members of protected classes are being offered an equal opportunity to access all housing options in their communities; publicize results of testing programs.
- Increase education efforts for landlords, leasing agents, and real estate professionals about their fair housing responsibilities; in particular, stress the importance of making reasonable accommodations for persons with disabilities.
- Increase education efforts for individuals seeking housing so they are aware when they are victims of discrimination and so that they are aware of their options to resolve the situation.
- Increase enforcement of affirmative marketing of affordable housing options to members of the protected classes.

2. DHCD aims to alleviate constraints in the mortgage lending market through the following efforts:

- Increased oversight of mortgage lending and denial practices.
- First-time homebuyer education, affirmatively marketed to minorities.
- Continued support of financial literacy and credit counseling initiatives.
- Increased awareness regarding the availability of Federal Housing Administration (FHA) and other government supported loans.
- Reassess HMDA data once 2023 changes have occurred which include additional applicant data (including creditworthiness).

3. DHCD aims to improve fair housing education through the following efforts:

- Increase fair housing educational opportunities for renters and homebuyers; in particular, members of the protected classes.
- Increase the availability of seminars and classes for housing providers regarding fair housing law; expand such educational opportunities to include rural and non-metro areas, consider online venues.
- Up-to-date, relevant, and clearly written fair housing materials for individuals made readily available on multiple state websites and in housing providers’ offices.

- Encourage housing providers and other relevant stakeholders to utilize social networking and social media to inform both clients and landlords of fair housing policy.
- Develop a model Tenant Selection Plan (TSP) which includes necessary language to ensure methods for collecting and evaluating housing applications are non-discriminatory. This document will be used as a baseline to score DHCD program applicants' intended adherence to fair housing best practices and incentivize subrecipients to prioritize these concerns.

4. DHCD aims to increase availability and access to affordable housing through the following efforts:

- Continued support of federal, state, and local efforts to preserve and produce quality affordable housing.
- Continued support of partnerships between nonprofit, state, local, and federal partners to efficiently leverage resources for the production of affordable housing.
- Support of public-private partnerships that create affordable and mixed-income housing.
- Support of efforts that match appropriately priced housing with varied transportation options.
- Promote the use of housing databases such as those offered by the Virginia Housing Development Authority (VHDA), <http://www.virginiahousingsearch.com/>.

SP-60 Homelessness Strategy – 91.315(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The state requires that all Virginia CoCs and individual service providers utilize a coordinated assessment system, through which CoCs ensure that all people experiencing a housing crisis have fair and equal access and are quickly identified, assessed for, referred and connected to housing and assistance based on their strengths and needs. The coordinated assessment system must assure that CoCs assess homeless persons by a common tool and receive appropriate services based on the standards of care. In addition, targeted homeless street outreach is an approach that is implemented in communities within the Commonwealth.

Addressing the emergency and transitional housing needs of homeless persons

The Commonwealth of Virginia leverages both state and federal resources to address the needs of homelessness individuals and families. These resources include those for shelter operations, prevention, rapid re-housing and permanent supportive housing. Emergency shelters in the commonwealth are required to be low-barrier and provide housing-focused case management services with the ultimate goal of connecting individuals and households to permanent housing. The state's goals are to reduce the number of individuals experiencing homelessness, to shorten the length of homelessness, and to reduce the number of people returning to homelessness. While DHCD does not fund Transitional Housing, best practices are supported through technical assistance to communities that have transitional housing for targeted populations.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

DHCD funds programs that provide homeless assistance and prevention services to chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. DHCD requires that all funded grantees and the CoCs to have implemented policies and procedures that focus on permanent housing. In order to access state and federal funding, DHCD requires that applicant's outline their capacity to administer individualized housing focused case management at least monthly to support the transition in permanent housing.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving

assistance from public and private agencies that address housing, health, social services, employment, education or youth needs.

The Commonwealth of Virginia leverages state resources to divert low-income individuals and families from homelessness. The state's program requires that homeless prevention providers participate in coordinated assessment systems and that prevention resources are targeted to those seeking homeless assistance in order to better target those most likely to become homeless. In order to target extremely low individuals, state prevention funding aligns with ESG's income eligibility requirements (below 30% AMI).

SP-65 Lead based paint Hazards – 91.315(i)

Actions to address LBP hazards and increase access to housing without LBP hazards:

Although the country banned lead paint from residential use in 1978, lead remains a danger in homes constructed before 1978 (especially in homes built before 1950). Paint deterioration and home renovations in these structures result in a significantly elevated risk for exposure to lead and subsequently lead poisoning. Based on the 2021 American Community Survey (U.S. Census) data 42.5 percent (or 1420,087 units) of Virginia occupied housing units are units constructed prior to 1978 and are at risk for lead-based paint hazards. The greatest concentration of the highest risk housing units (those built before 1950) tend to be located within Virginia's rural counties. DHCD requires specific actions to be taken based on the type and amount of assistance in the unit to include one or more of the following:

- Provision of pamphlet
- Paint testing of surfaces to be disturbed (or presume LBP)
- Safe work practices
- Repair disturbed paint
- Risk assessment
- Notice to occupants
- Interim controls
- Ongoing LBP maintenance
- Abatement if LBP hazards
- Visual assessment
- Paint stabilization

How are the actions listed above integrated into housing policies and procedures?

Program guidelines provide specific lead requirements for each program and/or funding source. DHCD enforces compliance through executed agreements including lead safe requirements, reporting and project monitoring. In addition, DHCD is a HUD Lead and Health Homes grantee working to improve overall lead safety of homes in Virginia. These funds are used both in units not receiving other DHCD assistance and layered where possible in units/projects with other DHCD assistance.

SP-70 Anti-Poverty Strategy – 91.315(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

DHCD's goals, programs, and policies benefit families in Virginia by providing homeless assistance and prevention services that seek to either keep families in their homes or help them find permanent housing. These programs address barriers to housing and focus on leveraging mainstream resources whereby families may access resources reducing their level of poverty. Housing development activities seek to provide affordable housing to moderate to very-low-income housing households. These activities also include homeownership assistance and Individuals Development Accounts (IDA) that help families build financial assets and improve their overall personal wealth. Other programs managed through DHCD work to improve overall economic conditions. Additionally, DHCD provides help developing needed infrastructure and technical assistance that helps communities to be competitive and sustainable.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan?

DHCD will promote and coordinate housing services with activities that help reduce the number of families living in poverty in Virginia. Virginia continues to pursue several economic development initiatives, like economic development portions of the CDBG program, that DHCD intends to strengthen local economies, increase employment opportunities, and enhance business opportunities, particularly within lower income communities or portions of communities. The Virginia Enterprise Zone Program offers state incentives for businesses hiring and investing in distressed communities and areas of the state that have lagged behind the overall growth of the State's economy. The affordable housing plan includes several activities that trigger Section 3 requirements. These requirements apply to development activities conducted through the CDBG and HOME programs intended to have local benefits both in hiring and contracting to local business and low-income residents.

SP-80 Monitoring – 91.330

Describe the standards and procedures that the state will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements.

DHCD monitors all programs within the Consolidated Plan on an ongoing basis. DHCD has a standardized risk assessment system, which requires a risk assessment to be completed with each new contract or commitment. DHCD completes programmatic and financial monitoring on a sub-grantee/project sponsor level based on risk assessment results. Financial monitoring includes a review of accounting practices and procedure and a review of transactions on a programmatic level. Monitoring includes both onsite and desk monitoring. On a project or activity level, DHCD monitors project sponsors, subgrantees, and subrecipients on a regular basis in accordance with program specific guidelines, risk assessments, and state and federal regulations (e.g., labor standards). All programs conduct these monitoring activities annually, based on risk assessments, and/or as needed. The DHCD approach to project and activity monitoring is to both ensure compliance and to provide appropriate technical assistance to assure the long-term success of our partners, programs, and the clients that they serve. Please note that DHCD collects and reviews rent and occupancy reports on approximately 175 HOME rental properties across Virginia. The monitoring of these projects includes rent and occupancy reports, project financial, and onsite monitoring including for compliance with fair housing and property standard.

Expected Resources

AP-15 Expected Resources – 91.320(c)(1,2)

Introduction

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	18,806,749	0	11,246,773	30,053,522	75,226,996	CDBG funding will be allocated to four principal categories of usage: State Administration, State Technical Assistance, Planning Grant, and Community Improvement Grants includes public services as eligible activity.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	11,249,059	1,403,076	0	12,652,135	50,608,540	HOME funds are allocated through the Affordable Special Needs Housing (ASNH), Down Payment Assistance (DPA), and CHDO Operating.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	1,631,954	0	0	1,631,954	8,159,770	HOPWA is administered through seven sub-grantees to provide housing assistance and support services.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	3,205,897	0	0	3,205,897	16,029,485	ESG is allocated through a community-based process to provide rapid rehousing assistance.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HTF	public - federal	Acquisition Admin and Planning Homebuyer assistance Multifamily rental new construction Multifamily rental rehab New construction for ownership	7,563,732	71,791	0	7,635,523	30,542,092	NHTF is allocated through the ASNH program.

Table 49 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied.

The federal resources will be leveraged along with other state resources to provide affordable housing, community development, and to address issues impacting the causes of homelessness. For the HOME program, the state will meet the required 25 percent match through the contribution of State general revenue funds to housing projects assisted with HOME funds and that meet the HOME affordability requirements.

CDBG projects do not have a specific match requirement, but applicants can enhance their competitiveness by incorporating local resources. ESG requires a dollar-for-dollar match. DHCD will use state general funds appropriation for homeless prevention and homeless services as the match for the ESG program. The HOPWA program does not have a match requirement.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan.

Not applicable.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives – 91.320(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Create Competitive and Sustainable Communities	2023	2027	Non-Housing Community Development		Barriers to competitive/sustainable communities	CDBG: \$24,042,817	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5000 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 200 Households Assisted Public service activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted Facade treatment/business building rehabilitation: 27 Business Jobs created/retained: 107 Jobs Businesses assisted: 20 Businesses Assisted Buildings Demolished: 20 Buildings

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Increase access to safe and affordable housing	2023	2027	Affordable Housing Non-Homeless Special Needs		Lack of safe and affordable housing units	CDBG: \$6,010,714 HOME: \$11,949,059 HTF: \$7,635,523	Rental units constructed: 90 Household Housing Unit Rental units rehabilitated: 151 Household Housing Unit Homeowner Housing Added: 20 Household Housing Unit Homeowner Housing Rehabilitated: 90 Household Housing Unit Direct Financial Assistance to Homebuyers: 70 Households Assisted
3	Increase housing stability	2023	2027	Homeless		Individuals and families experiencing homelessness	HOPWA: \$1,631,954 ESG: \$3,205,897	Tenant-based rental assistance / Rapid Rehousing: 2100 Households Assisted

Table 50 – Goals Summary

Goal Descriptions

1	Goal Name	Create Competitive and Sustainable Communities
	Goal Description	
2	Goal Name	Increase access to safe and affordable housing
	Goal Description	

3	Goal Name	Increase housing stability
	Goal Description	

AP-25 Allocation Priorities – 91.320(d)

Introduction:

DHCD seeks to improve the lives of Virginians by:

- Increasing the number of safe and affordable housing units
- Decreasing the number of individuals and families experiencing homelessness and housing instability
- Creating competitive and sustainable communities.

DHCD works to achieve these goals through:

- Leveraging of resources to support effective community programs working toward these goals
- Developing strategic partnerships to address barriers to achieving these goals
- Providing planning, coordination, and management of strategies to meet these goals.

Funding Allocation Priorities

	Create Competitive and Sustainable Communities (%)	Increase access to safe and affordable housing (%)	Increase housing stability (%)	Total (%)
CDBG	80	20	0	100
HOME	0	100	0	100
HOPWA	0	0	100	100
ESG	0	0	100	100
HTF	0	100	0	100

Table 51 – Funding Allocation Priorities

Reason for Allocation Priorities

Funds are allocated based on the Consolidated Planning process needs assessment and public input.

How will the proposed distribution of funds will address the priority needs and specific objectives described in the Consolidated Plan?

HOME and NHTF resources will be leveraged to address the affordable housing priority needs. Specifically, these funds will be used to fund rental rehabilitation and new construction projects that will add additional affordable housing units and/or preserve existing affordable units based on local needs.

HOPWA funds are limited to income eligible individuals with HIV/AIDS and their families. These funds will help provide to improve housing stability for income eligible households in the subpopulation.

ESG will be fully leveraged along with other state resources to reduce the number of individuals and families experiencing homelessness. These funds will also focus on shortening the length of time people experience homelessness and reduce the number of individuals returning to homelessness.

CDBG will be used to address locally identified needs to develop competitive and sustainable communities. These funds will be used in a number of ways including developing public facilities and/ infrastructures, creating/retaining jobs, developing affordable housing opportunities, and providing assistance to local business.

AP-30 Methods of Distribution – 91.320(d)&(k)

Introduction:

This section provides a summary of the methods of distribution for each of program administered by DHCD designed to allocate these federal resources (CDBG, HOME, ESG, NHTF and HOPWA). Please see program guidelines, located online at www.dhcd.virginia.gov for more details. The program guideline details include specifics about eligible applicants, areas of the state covered by the program, eligible activities, the type of assistance available, and how to apply (if applicable) for funding.

Distribution Methods

Table 52 - Distribution Methods by State Program

1	State Program Name:	Affordable and Special Needs Housing
	Funding Sources:	HOME HTF
	Describe the state program addressed by the Method of Distribution.	The Affordable Housing and Special Needs Housing program provides flexible, below-market-rate loans to projects that create or preserve affordable housing for lower-income Virginians. Broadly, eligible activity types include rental and homebuyer rehabilitation and new construction. Please see the Affordable and Special Need Housing program guidelines for more details. DHCD allocates National Housing Trust Funds through the ASNH program. Please see the NHTF Allocation Plan for more details.

<p>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</p>	<p>HOME funds assigned to the Affordable and Special Needs Housing program will be distributed through a competitive application process that evaluates applicant projects on:</p> <ul style="list-style-type: none"> • Meeting critical needs (worth 40 points) • Feasibility -likelihood of projects coming to a timely completion (worth 30 points) • Developer capacity -ability to successfully complete projects and deliver affordable housing (worth 30 points) <p>DHCD will give a scoring preference to projects applying for HOME funds which are located outside of HOME entitlement or consortium localities, CHDO projects, and to rental projects which provide units for individuals with special housing needs.</p> <p>DHCD staff will review all applications received by the deadline. Applications not meeting established thresholds for funding will not be eligible. Any applicant may request comments and feedback from DHCD staff. All applicants must score at least 60 points on the application in order to be qualified for funding. DHCD will rank all qualified applications based on score and the highest scoring applicants will receive a funding commitment from DHCD based on project needs, up to the amount of funds available for the application period. If the full amount of available funding is not committed, it is carried forward into the next application period, as needed, to be made available to proposals meeting threshold requirements and scoring at least 60 points. Applicants that have outstanding audit or monitoring findings, unresolved IRS findings, and/or applicants not in compliance with previous DHCD agreements are ineligible for funding. Eligible applicants must be qualified developers of affordable housing, including certified CHDOs undertaking CHDO-eligible activities throughout the Commonwealth of Virginia. All funds are intended for use with other types of financing including, but not limited to, low-income housing tax credits, bond financing, and other public and private funds. Please note that HOME compliance requirements apply. Other funding source requirements must be compatible with HOME program requirements.</p> <p>DHCD allocates NHTF through ASNH program. Please see the NHTF Allocation Plan for more details.</p>
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<p>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</p>	<p>Not applicable</p>
<p>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</p>	<p>Not applicable</p>
<p>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</p>	<p>Not applicable</p>
<p>Describe how resources will be allocated among funding categories.</p>	<p>DHCD will allocate funding by funding category based on submitted proposals, local market and need, and project eligibility. These categories include rental new construction, rental rehabilitation, and homebuyer development.</p>

	<p>Describe threshold factors and grant size limits.</p>	<p>All proposals must meet threshold requirements for funding. These include:</p> <ul style="list-style-type: none"> • Eligible project type • Eligible activity type • Eligible applicant (no outstanding findings) • Local match (25 percent) provided for projects in HOME entitlement areas • Proposal meets uniform relocation requirements • Proposal meets accessibility requirements • Must score at least 60 points <p>Maximum funding amount is \$2 million in federal resources for rental projects or up to 50% of total development costs for developments of for-sale homes. DHCD may charge up to an additional \$10,000 in project related costs for costs accrued by DHCD.</p> <p>DHCD allocates NHTF through the ASNH program. Please see the NHTF Allocation Plan for more details.</p>
	<p>What are the outcome measures expected as a result of the method of distribution?</p>	<p>DHCD anticipates funding approximately 30 affordable housing projects through this open RFP process. The actual types, size, composition of projects will be based on this competitive process and will vary based on overall quantitative and quality of the proposal received, the local housing markets, and relative local need. Based on statewide trends and housing markets DHCD expects that most of the funded projects will be rental projects with at least some of these targeting special needs populations.</p>
<p>2</p>	<p>State Program Name:</p>	<p>CDBG Competitive Grants</p>
	<p>Funding Sources:</p>	<p>CDBG</p>

Describe the state program addressed by the Method of Distribution.	Competitive funds can be used to provide infrastructure for new or expanding industries, provide new or improved water and sewer systems in rural areas, rehabilitate housing in declining neighborhoods, revitalize commercial districts, provide support to small businesses, and provide facilities for a variety of needed services, such as health clinics in underserved areas. Applicants are required to prove that their project will meet one of three broad national objectives: principally benefit low- and moderate- income persons; prevent or eliminate slums or blight; or address an urgent community development need (public emergency or health threat).
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Describe all of the criteria that will be used to select applications and the relative importance of these criteria.

Most CDBG assistance is distributed in the form of Competitive Grants with proposals due in the spring of each year. As the name suggests, these grants are awarded following competitive evaluation of project proposals. Approximately \$14 million will be available for Competitive Grants in 2023.

There are five primary project types under the Competitive CIG option:

- Comprehensive Community Development
- Downtown Revitalization
- Housing
- Public Infrastructure
- Community Service Facility

Competitive grant proposals received by DHCD are evaluated qualitatively and quantitatively scored according to a 300-point scale based on the items identified below. The highest-ranking proposals are recommended for funding. Proposals are funded, in order of the ranking, to the greatest extent allowed by available funding. Following the closing date of the non-competitive programs, any funds remaining in the non-competitive programs and any program income received during the year are recaptured and made available to fund the next highest ranking competitive proposals. The next highest ranking additional proposals are funded to the greatest extent allowable by available funding.

All competitive proposals are scored on a scale of 300 points with the following point values:

- Composite Fiscal Stress Score (Maximum of 30 points)
- Regional Priorities (Maximum of 15 points)
- Generic Project Specific Evaluation (Maximum of 100 points)
- Costs and Commitment (Maximum of 75 points)
- Project-Type Specific Evaluation (Maximum of 80 points)

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<p>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</p>	<p>Grant administration manuals and the CDBG Program design are available from the DHCD website or by request.</p>
<p>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</p>	<p>Not applicable</p>
<p>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</p>	<p>Not applicable</p>
<p>Describe how resources will be allocated among funding categories.</p>	<p>Funding which has not been committed as of December 31 may be committed to Open Submission projects, Urgent Need projects, the next highest ranking Competitive Grant project (to the established cut-off point) or Planning Grants.</p>
<p>Describe threshold factors and grant size limits.</p>	<p>Assistance is provided to non-entitlement units of local government. Up to \$1,000,000 is available for economic development, housing, and infrastructure projects, up to \$700,000 for community service facility projects, and up to \$1.5 million is available for projects that will comprehensively improve a neighborhood through water, sewer, street, and housing improvements. In cases of two or more localities participating in a project with a regional impact, some grant limits can increase. A unit of local government may not have more than \$2.5 million in CDBG open projects.</p>

	What are the outcome measures expected as a result of the method of distribution?	DHCD anticipates infrastructure for new or expanding industries, new or improved water and sewer systems in rural areas, rehabilitated housing in declining neighborhoods, revitalized commercial districts, support to small businesses, and new facilities for a variety of needed services, such as health clinics in underserved areas.
3	State Program Name:	CDBG Open Submission Funding
	Funding Sources:	CDBG
	Describe the state program addressed by the Method of Distribution.	Approximately \$7,000,000 is available under the Open Submission Programs. Proposals are received on an open basis from July 1 through December 30, or until all funds are awarded, whichever occurs first.

Describe all of the criteria that will be used to select applications and the relative importance of these criteria.

The Community Economic Development Fund (CED) is designed to support economic development activities, particularly those creating employment opportunities for low- and moderate-income persons, in CDBG-eligible localities. Assistance is limited to projects involving employment creation by private, for-profit basic industries. Assistance may include off-site improvements such as water lines, sewer lines, roads, and drainage. On-site assistance may be eligible in some projects, but these projects are subject to underwriting and the CDBG assistance will be made available as a loan to the locality.

The Construction-Ready Water and Sewer Fund (CRWSF) program has been established to provide for the construction of community facility projects providing public water or sewer service to communities made up of at least 60% low- moderate- income (LMI) households or a town-wide project serving at least 55% LMI households. Only localities that are eligible for Virginia non-entitlement CDBG funds, as identified in the 2023 CDBG Program Design, are eligible to receive CRWSF monies.

The Regional Water/Wastewater Fund (RWWW) is designed to address water and wastewater improvements on a regional scale. RWWW projects are limited to \$2.5 million (\$3 million for “super-regional, or three or more localities).

The Community Development Local Innovation Fund provides resources for the implementation of new, innovative, and/or timely community development projects. The Local Innovation Program targets funding for innovative, small-scale pilot projects, such as Individual Development Account programs, loan programs to support economic restructuring activities, construction trades training programs, entrepreneurship development, heritage tourism, telecommunications, projects, or other efforts which provide unique, unmatched benefits to eligible Virginia communities.

The Public Services open submission program is designed to meet unique, immediate needs in a community. Single locality-led projects can receive up to ~~\$250,000~~ in funding, or up to \$1,000,000 for regional public service projects.

The Housing Rehabilitation Scattered Site program is aimed at improving LMI-occupied housing units to DHCD Housing Quality Standards. Scattered site housing projects must meet a 100% LMI benefit.

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<p>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</p>	<p>Grant administration manuals and the CDBG Program design are available from the DHCD website or by request.</p>
<p>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</p>	<p>Not applicable</p>
<p>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</p>	<p>Not applicable</p>
<p>Describe how resources will be allocated among funding categories.</p>	<p>Proposals are received on an open basis from July 1 through the end of December, or until all funds awarded. Funding not committed as of the beginning of October may be committed to the next highest ranking Competitive Grant project, Urgent Need Open Submission grants, or Planning Grants.</p>

	<p>Describe threshold factors and grant size limits.</p>	<p>The CED Fund provides up to \$700,000 per project.</p> <p>Other conditions of the CRWSF follow: No more than \$12,500 of CDBG funds per household served will be made available for installation or improvement of water services. No more than \$15,000 of CDBG funds per household served will be made available for installation or improvement of wastewater services. No single grant under the CRWSF will exceed \$500,000.</p> <p>The Regional Water/Wastewater Fund is limited to \$2.5 million for single locality-led projects, or \$3 million for super regional projects.</p> <p>Local Innovation Fund awards are available to receive up to \$1,000,000 per project.</p> <p>Public Services projects may receive up to \$250,000 for single locality-led projects, or up to \$1,000,000 for regional projects.</p> <p>Housing Rehabilitation Scattered Site projects may receive up to \$1,000,000 in CDBG funds.</p>
	<p>What are the outcome measures expected as a result of the method of distribution?</p>	<p>DHCD anticipates increased economic development activity, improved water or sewer systems, and improved housing conditions, and community needs addressed.</p>
<p>4</p>	<p>State Program Name:</p>	<p>CDBG Planning Grants</p>
	<p>Funding Sources:</p>	<p>CDBG</p>
	<p>Describe the state program addressed by the Method of Distribution.</p>	<p>Virginia’s CDBG Planning Grant program is designed to aid in developing clearly articulated strategies for addressing communities’ greatest community development needs following meaningful citizen participation.</p>
	<p>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</p>	<p>Planning Grants will receive funding on an open, first-come, first-served basis between July 1, 2023, and December 30, 2023. Projects that meet one or more CDBG national objectives and meet the below stated criteria will be offered an award as long as funds are still available.</p>

<p>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</p>	<p>Grant administration manuals and the CDBG Program design are available from the DHCD website or by request.</p>
<p>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</p>	<p>Not applicable</p>
<p>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</p>	<p>Not applicable</p>
<p>Describe how resources will be allocated among funding categories.</p>	<p>Funding which has not been committed as of December 31 may be committed to Open Submission projects, Urgent Need projects, and the next highest ranking Competitive Grant project (to the established cut-off point).</p>

Describe threshold factors and grant size limits.

Non-entitlement local governments are eligible for assistance. There are six categories of Planning Grants. The first two categories are considered Pre-Project type Planning Grants:

- Community Organizing Planning Grants;
- Community Needs Assessment / Economic Assessment Planning Grants.
- Comprehensive Community Development Planning Grants;
- Business District Revitalization Planning Grants;

Housing Rehabilitation Planning Grants;

Community Service Facilities Planning Grants;

Public Services Planning Grants;

Public Infrastructure Planning Grants;

- Regional Project Planning Grants; and

• Up to \$10,000 is available for community organizing, up to \$20,000 to conduct community and / or economic needs assessments, up to \$60,000 for CCD planning activities, up to \$50,000 for Housing Rehab, Community Service Facilities, Public Services, Public Infrastructure, and business district revitalization, and up to \$60,000 is available for regional project planning.

Eligibility under this program is subject to the following minimum criteria:

- Demonstration of a clear indication of community development needs and / or opportunities.
- The needs identified must generally be eligible targets for future CDBG investments.
- There must be evidence that local officials and stakeholders alike are committed to fully identifying and addressing local needs.
- There must be evidence that the locality and management team have the time, funding, and expertise to follow through with the planning process.
- There must be a clear demonstration for the need of planning grant funds.

	What are the outcome measures expected as a result of the method of distribution?	DHCD anticipates the development of clearly articulated strategies for addressing communities' greatest community development needs.
5	State Program Name:	CDBG Urgent Need
	Funding Sources:	CDBG
	Describe the state program addressed by the Method of Distribution.	Approximately \$1,000,000 is available under the Urgent Need Open Submission. Proposals are received on an open basis from July 1 through the end of December, or until all funds awarded.
	Describe all of the criteria that will be used to select applications and the relative importance of these criteria.	<p>Eligibility under this program is subject to the following minimum criteria:</p> <ul style="list-style-type: none"> • The proposed project must alleviate existing conditions which pose a serious and immediate threat to the health and welfare of the community; and, • The conditions developed or became urgent within 18 months of the date the proposal is submitted; and, • The applicant locality is unable to finance the project on its own, no other funding is available to address the problem, and the CDBG funding will be directly targeted towards alleviation of the threatening conditions; and, • The threat must be supported by either: • A current declaration of an emergency by the Governor of Virginia relative to a flood, a hurricane, a tornado, an earthquake, or other disaster event, not including droughts, snow, or ice conditions. OR <p>A current declaration of an immediate and severe health threat by the State Health Commissioner relative to the complete failure of a public water or sewer system or incident of similar significance.</p>

If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)	Grant administration manuals and the CDBG Program design are available from the DHCD website or by request.
Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)	Not applicable
Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)	Not applicable
Describe how resources will be allocated among funding categories.	CDBG Urgent Need Open Submission funding is available to enable prompt response to existing serious and immediate threats to local health and safety. Urgent Need Open Submission Projects will receive funding on an open, first-come, first-served basis between July 1, 2023, and December 30, 2023.
Describe threshold factors and grant size limits.	A current declaration of an emergency by the Governor of Virginia relative to a flood, a hurricane, a tornado, an earthquake, or other disaster event, not including droughts, snow, or ice conditions. OR A current declaration of an immediate and severe health threat by the State Commissioner of Health relative to the complete failure of a public water or sewer system or incident of similar significance.
What are the outcome measures expected as a result of the method of distribution?	DHCD anticipates prompt response to existing serious and immediate threats to local health and safety.

6	State Program Name:	CHDO Operating Support
	Funding Sources:	HOME
	Describe the state program addressed by the Method of Distribution.	The CHDO Operating Support Program will provide operating support to state certified CHDOs with operating budget needs.
	Describe all of the criteria that will be used to select applications and the relative importance of these criteria.	The CHDO must be able to demonstrate a need for operating support, must have an ASNH-HOME project award with a project not yet completed. Applications will be accepted on an open submission basis while funds are available.
	If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)	Not applicable
	Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)	Not applicable
	Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)	Not applicable
	Describe how resources will be allocated among funding categories.	Only CHDO operating expenses are considered eligible expenses. Project costs are not eligible.

	Describe threshold factors and grant size limits.	CHDOs with demonstrated needs and ASNH HOME awards are eligible for up to \$30,000. CHDO Operating Support grants will be issued as one-year reimbursement-only contracts. Based on available funds, CHDO in good standing with projects underway may requests a one-year renewal.
	What are the outcome measures expected as a result of the method of distribution?	DHCD anticipates supporting three CHDOs during the program year with the CHDO Operating Support Program.
7	State Program Name:	Down Payment Assistance
	Funding Sources:	HOME
	Describe the state program addressed by the Method of Distribution.	DPA provides down payment and closing costs assistance to income eligible (80 percent or below AMI) first-time homebuyers to obtain homes that are decent, safe and accessible. The program goal is to provide homeownership opportunities to households that otherwise may not have the opportunity to own a home. By providing these opportunities, DHCD helps to sustain affordable housing units and overall growth in personal wealth and equity for low-income Virginians. The DPA program seeks to provide this assistance statewide through local sub-recipients that provide comprehensive homeownership services including for example housing counseling, debt repair services, and foreclosure prevention.

Describe all of the criteria that will be used to select applications and the relative importance of these criteria.

DPA is administered on a calendar year with the next grant year beginning January 2024. DPA will be administered by regional state sub-recipients selected through a competitive application process prior to the start program year. Sub-recipient selections are made as a result of an open competitive application process whereby proposals meeting threshold requirements are scored and ranked based on the following categories:

- Need (40 percent)
- Organizational capacity (30 percent)
- Program approach (30 percent)

Applicants must be a non-profit or a unit of government targeting services to individuals living within Virginia. All nonprofit applicants must have and be current on 990 filings (not applicable to units of government). Applicants must demonstrate the ability to manage all applicable state and federal policies and procedures including compliance with federal and state nondiscrimination laws. Applicants must be experienced with providing similar assistance and should provide a comprehensive approach to homeownership. All applicants must demonstrate the ability to coordinate DPA assistance with other HOME funds or other types of assistance. Applicants must have established internal control and fiscal accounting procedures and be able to track agency and program budgets by revenue sources and expenses. Applicants with outstanding audit findings, IRS findings, DHCD monitoring findings or other compliance issues are not eligible applicants and any sub-recipient selected for funding will not be eligible for subsequent allocations if any of these conditions occur.

Please note that DHCD will work with all interested parties toward the resolution of unresolved matters, where appropriate. Applicants must demonstrate the ability to meet all reporting and record keeping requirements.

VIRGINIA
Please note, 2024 (January 1 - December 31) is year-one of a two-year funding cycle.

Consolidated Plan

If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)	Not applicable
Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)	Not applicable
Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)	Not applicable
Describe how resources will be allocated among funding categories.	In the DPA program, HOME funds are limited to needed down payment and closing costs, the costs associated with conducted required inspections, and housing counseling.
Describe threshold factors and grant size limits.	Applicants for subrecipient contracts must meet threshold requirements (listed above) and score at least 60 points based on a panel review of each proposal. Grant sizes to sub-recipient are awarded based on score, local market, and available funds. Assistance to homebuyers is based on underwriting criteria and based on need. Please note, 2024 (January 1 - December 31) is year-one of a two-year funding cycle. Any balance not expended during the 2023/2024 program year will be allocated to a Performance Pool. Please note, the next round of applications for a new two-year cycle is Fall 2025.
What are the outcome measures expected as a result of the method of distribution?	DHCD anticipates assisting approximately 80 low/moderate income first-time homebuyers (households) with the DPA method of distribution.

8	State Program Name:	Virginia Homeless Solutions Program (VSHP)
	Funding Sources:	HOPWA ESG
	Describe the state program addressed by the Method of Distribution.	<p>The goals of the Virginia Homeless Solutions Program are:</p> <ul style="list-style-type: none"> • To reduce the number of individuals/households who become homeless; • To shorten the length of time an individual or household is homeless; and • To reduce the number of individuals/households that return to homelessness. <p>DHCD will meet these goals through supporting Continuum of Care (CoC) strategies and homeless service and prevention programs that align with these goals.</p>

<p>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</p>	<p>All funding requests must be justified by the application and meet a 60-point threshold for funding. DHCD reserves the right to make funding commitments below 60 points to assure geographic coverage. Scoring criteria are as follows:</p> <ul style="list-style-type: none"> • Need and Outcomes -25 points • Local Coordination -50 points • Capacity and Approach -25 points <p>Actual funding will be based on the following:</p> <ul style="list-style-type: none"> • Requested amount (total request and spending plan) • Available funds • Application score • Local need • Alignment with state and federal strategies • Approach (proposed grantees, activities, and organizational capacity) • Negotiations <p>Applications are scored lower where ineligible activities or activities that are not aligned with state and federal goals to prevent and reduce homelessness are proposed. Lower scores impact actual funding level. Spending requests are reduced based on ineligible activities, where activities are not in alignment with state and federal goals, and/or where proposed grantees are either ineligible or lack the capacity to carry out proposed activities. DHCD meets with each CoC to negotiate needed adjustments to proposed activities and spending plans.</p> <p>Please note, the 2023-24 program year is year-two of a two-year funding cycle.</p>
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<p>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</p>	<p>Not applicable</p>
<p>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</p>	<p>This application is a CoC-based application. Only applications submitted by the lead CoC organization are considered for funding. The application submitted by the lead CoC organization has to identify the local process for decision-making and the proposed grantees to be responsible for carrying out the HOPWA and ESG eligible activities. Eligible grantees include community and faith-based non-profits and units of local governments. There are 16 CoCs in the state of Virginia including the Balance of State CoC. The balance of State CoC includes 73 localities and is organized into 12 separate planning groups. For the purpose of this application these planning groups are considered CoCs.</p> <p>Written agreements for the upcoming program year will be issued to individual grantees by July 1, 2023. Please note, the 2023-2024 program year is year-two of a two-year funding cycle. Year two renewals amounts will be based on available funding and year-one performance.</p>

<p>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</p>	<p>This application is a CoC-based application. Only applications submitted by the lead CoC organization are considered for funding. The application submitted by the lead CoC organization has to identify the local process for decision-making and the proposed grantees to be responsible for carrying out the HOPWA and ESG eligible activities. Eligible grantees include community and faith-based non-profits and units of local governments. There are 16 CoCs in the state of Virginia including the Balance of State CoC. The balance of State CoC includes 90 localities and is organized into 12 separate planning groups. For the purpose of this application these planning groups were considered CoCs.</p> <p>Written agreements for the upcoming program year will be issued to individual grantees by July 1, 2023. Please note, the 2023-2024 program year is year-two of a two-year funding cycle. Year two renewals amounts will be based on available funding and year-one performance.</p>
<p>Describe how resources will be allocated among funding categories.</p>	<p>ESG is allocated primarily to rapid re-housing, but also as needed to shelter operations, and HMIS activities. Priority is given to rapid re-housing expenditures with ESG. Please note, that ESG is allocated in combination with state-funded homeless resources to fund an emergency crisis response system of services.</p> <p>HOPWA is allocated to tenant-based rental assistance, short-term rent, mortgage, and utility (STRMU) assistance, housing placement, housing information services (limited to HMIS related expenses) and supportive services based on actual contracted amounts.</p>

Describe threshold factors and grant size limits.

Grantees are funded as a result of a CoC-based application process. The CoC-based application identified specific organizations that will carry out ESG and HOPWA activities. DHCD contracts directly with these individual organizations or grantees. Grantees must be non-profits or units of local government and current on 990 filings (not applicable to units of government). See the Other Requirements section of this document for more details on limits to funding primarily religious organizations.

Grantees must be in compliance with program guidelines and applicable state and federal policies and procedures, including compliance with federal and state non-discrimination laws.

Grantees must have established standard accounting practices including internal controls, fiscal accounting procedures and cost allocation plans, and be able to track agency and program budgets by revenue sources and expenses.

Grantees with outstanding audit findings, IRS findings, DHCD monitoring findings or other compliance issues are not eligible grantees and any grantee will not be eligible to receive allocations if any of these conditions occur within the grant period. Please note that DHCD will work with all interested parties, where appropriate, toward the resolution of unresolved matters. Recent prior funding agreements must be within the past two years for one or more of DHCD's homeless or special needs services programs (HOPWA or VHSP). An organizational assessment includes a review of organization finances, accounting standards, internal controls, grievance policies, record keeping policies, confidentiality practices, conflict of interest policies, and fair housing practices.

DHCD reserves the right to require and conduct organizational assessments of any proposed grantee prior to the execution of any agreement. Please note, the 2023-2024 program year is year two of a two-year funding cycle. Year two renewals amounts will be based on available funding and year-one performance.

Consolidated Plan

What are the outcome measures expected as a result of the method of distribution?	DHCD anticipates serving 300 households with TRBA and STRMU through the HOPWA funding stream. An additional 375 households will be transition quickly from homelessness to permanent housing with ESG rapid re-housing assistance. 1,800 individuals will be served with ESG rapid rehousing.
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AP-40 Section 108 Loan Guarantee – 91.320(k)(1)(ii)

Will the state help non-entitlement units of general local government to apply for Section 108 loan funds?

No

Available Grant Amounts

This section is not applicable.

Acceptance process of applications

This section is not applicable.

AP-45 Community Revitalization Strategies – 91.320(k)(1)(ii)

Will the state allow units of general local government to carry out community revitalization strategies?

No

State’s Process and Criteria for approving local government revitalization strategies:

Not applicable

AP-50 Geographic Distribution – 91.320(f)

Description of the geographic areas of the state (including areas of low-income and minority concentration) where assistance will be directed:

This Action Plan is for a state grantee. The commonwealth is extremely diverse in its racial and ethnic composition, and there are numerous areas across the state with concentrated communities of color, including Black, Hispanic, Asian, and others. The commonwealth's methods of distribution selects projects and proposals targeted at meeting priority local needs. During implementation, steps are taken to affirmatively further fair housing.

Rationale for the priorities for allocating investments geographically

There are concentrations of poverty in every region of the state. This concentration varies based on local factors. The commonwealth's methods of distribution will select projects and proposals that address these needs within the context of local and regional needs.

Discussion

Please see individual program guidelines for program details.

Affordable Housing

AP-55 Affordable Housing – 24 CFR 91.320(g)

Introduction:

Action Plan resource will assist more than 2,500 households within the Commonwealth of Virginia.

One Year Goals for the Number of Households to be Supported	
Homeless	1,800
Non-Homeless	421
Special-Needs	300
Total	2,521

Table 53 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	2,100
The Production of New Units	110
Rehab of Existing Units	241
Acquisition of Existing Units	0
Total	2,451

Table 54 - One Year Goals for Affordable Housing by Support Type

Discussion:

The additional 70 households reflected in Table 8 but not Table 9 are those receiving direct financial assistance for homeownership through our down payment assistance program. Please see program guidelines for more details.

AP-60 Public Housing - 24 CFR 91.320(j)

Introduction:

Please see below for action taken to address the needs of public housing.

Actions planned during the next year to address the needs to public housing:

Public housing authorities are eligible applicants for the state's HOME Affordable and Special Needs Housing program. This is an open competitive application process for affordable housing (homebuyer and rental projects). While assistance cannot be provided in public housing units, these funds may be used in projects that transition units and public housing residents from public housing. The ASNH program awarded several Rental Assistance Demonstration (RAD) projects with HOME and NHTF commitments.

Actions to encourage public housing residents to become more involved in management and participate in homeownership:

DHCD supports PHAs and projects that encourage residents to become more involved in the management of rental properties. All CHDO projects must include residents in planning and management.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance.

There are no PHAs in Virginia with a troubled status.

AP-65 Homeless and Other Special Needs Activities – 91.320(h)

Introduction

The Commonwealth of Virginia has established a policy framework and the infrastructure to address homelessness and to better serve special needs populations. The policy framework, statewide committees, subcommittees, and workgroups are organized around priorities such as youth and older adult homelessness, solutions including rapid re-housing and permanent supportive housing, data, family and chronic homelessness, and veterans. Notably, DHCD meets monthly with the Permanent Supportive Housing (PSH) Steering Group, a cross-agency workgroup that focuses on the following populations: individuals with intellectual or developmental disabilities, individuals with serious mental illness, and individuals experiencing chronic homelessness. The group is in the process of developing coordinated referral methods to leverage existing and future PSH units.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Since 2010, the commonwealth has decreased overall homelessness by 28%. The goal is to continue the decline annually through the administration of ESG, HOPWA, and state homeless assistance funding.

Within each of Virginia's 27 Continua of Care and Local Planning Groups, the Commonwealth seeks to support an effective emergency crisis response system to include street outreach, coordinated entry and assessment, targeted prevention, low-barrier emergency shelter, and permanent housing solutions, all in alignment with the Housing First approach, in order to achieve the following goals:

- Decrease the number of individuals experiencing homelessness;
- Decrease the length of time households are homeless;
- Reduce the number of households returning to homelessness.

Addressing the emergency shelter and transitional housing needs of homeless persons

In cases where the prevention of homelessness is not possible or safe, emergency shelter is supported as a temporary measure. DHCD funds emergency shelter operations that are low-barrier and housing-focused for households experiencing homelessness in Virginia. Types of shelters may include scattered site, congregate, seasonal, or hotel/motel vouchers.

DHCD does not fund transitional housing (TH), but all resources are leveraged with those throughout the commonwealth's CoCs and where TH is deemed appropriate, HUD CoC funds are requested. The goal for emergency shelter is to provide low barrier access and safe accommodations to resolve an immediate housing crisis.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The commonwealth has adopted these goals and through the community-based funding application is able to ensure CoC/LPGs are making community-based decisions to ensure each CoC/LPG has an effective crisis response system.

An effective crisis response system is able to identify and quickly connect people who are experiencing or are at risk of experiencing homelessness to housing assistance and other services. It works because it aligns a community, its programs and services around one common goal – to make homelessness rare, brief, and one-time.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The commonwealth leverages state resources to prevent households from becoming homeless. These resources are targeted to households seeking shelter who are currently housed by at imminent risk of homelessness (within 14 days).

The following are examples of situations where prevention from homelessness may be feasible:

- Household living in someone else's unit (doubled up) where the right to occupy has been terminated;
- Household living in their own unit where housing loss within 14 days is imminent, and homelessness could be averted;
- Household living in hotel/motel (paid for by household) and the household is unable to pay for additional nights.

Prevention assistance is limited to those households who will imminently lose their primary nighttime residence within 14 days, household income must be below 30 percent of AMI with no more than \$500 in accessible assets (including all checking, savings, retirement accounts, stocks, bonds, mutual funds, and real estate). Additionally, the commonwealth participates in numerous state level committees to address the intersections of homelessness and health care, mental health, criminal justice and the foster

care system).

AP-70 HOPWA Goals – 91.320(k)(4)

One-year goals for the number of households to be provided housing through the use of HOPWA for:	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	200
Tenant-based rental assistance	100
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	0
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	0
Total	300

AP-75 Barriers to affordable housing – 91.320(i)

Introduction:

As part of the development of the 2023-2027 Consolidated Plan, DHCD conducted an analysis of the impediments to fair housing. The following information below describes the key barriers to fair housing identified in the analysis. Of note, DHCD is in year one of the five-year Consolidated Plan, and the below activities describe intended lines of effort for each of the next five years. DHCD structures policies and programs to help address the barriers and helps to inform localities of the barriers and their responsibility to help address the impediments to fair housing.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment:

1. DHCD aims to alleviate discrimination in housing markets through the following efforts:

- Increase testing and enforcement efforts in the rental and sales housing markets to ensure that members of protected classes are being offered an equal opportunity to access all housing options in their communities; publicize results of testing programs.
- Increase education efforts for landlords, leasing agents, and real estate professionals about their fair housing responsibilities; in particular, stress the importance of making reasonable accommodations for persons with disabilities.
- Increase education efforts for individuals seeking housing so they are aware when they are victims of discrimination and so that they are aware of their options to resolve the situation.
- Increase enforcement of affirmative marketing of affordable housing options to members of the protected classes.

2. DHCD aims to alleviate constraints in the mortgage lending market through the following efforts:

- Increased oversight of mortgage lending and denial practices.
- First-time homebuyer education, affirmatively marketed to minorities.
- Continued support of financial literacy and credit counseling initiatives.
- Increased awareness regarding the availability of Federal Housing Administration (FHA) and other government supported loans.
- Reassess HMDA data once 2023 changes have occurred which include additional applicant data (including creditworthiness).

3. DHCD aims to improve fair housing education through the following efforts:

- Increase fair housing educational opportunities for renters and homebuyers; in particular,

members of the protected classes.

- Increase the availability of seminars and classes for housing providers regarding fair housing law; expand such educational opportunities to include rural and non-metro areas, consider online venues.
- Up-to-date, relevant, and clearly written fair housing materials for individuals made readily available on multiple state websites and in housing providers' offices.
- Encourage housing providers and other relevant stakeholders to utilize social networking and social media to inform both clients and landlords of fair housing policy.
- Develop a model Tenant Selection Plan (TSP) which includes necessary language to ensure methods for collecting and evaluating housing applications are non-discriminatory. This document will be used as a baseline to score DHCD program applicants' intended adherence to fair housing best practices and incentivize subrecipients to prioritize these concerns.

4. DHCD aims to increase availability and access to affordable housing through the following efforts:

- Continued support of federal, state, and local efforts to preserve and produce quality affordable housing.
- Continued support of partnerships between nonprofit, state, local, and federal partners to efficiently leverage resources for the production of affordable housing.
- Support of public-private partnerships that create affordable and mixed-income housing.
- Support of efforts that match appropriately priced housing with varied transportation options.
- Promote the use of housing databases such as those offered by the Virginia Housing Development Authority (VHDA), <http://www.virginiahousingsearch.com/>.

Discussion:

Please see the full Analysis of the Impediments for more details.

AP-85 Other Actions – 91.320(j)

Introduction:

The Commonwealth of Virginia has established a Housing Policy Framework that includes a number of working committees that actively work to address underserved needs in Virginia. These committees are working to improve interagency coordination, to improve service coordination outcomes, and to address barriers.

Actions planned to address obstacles to meeting underserved needs:

DHCD structures programs, policies, and procedures to help address underserved needs. These efforts include partnerships with affordable housing developers and the local housing authorities as well as other community development organizations. In addition, DHCD leverages HOME and CDBG funds with state resources to provide financial and technical assistance to affordable housing development projects across the commonwealth.

Actions planned to foster and maintain affordable housing:

DHCD structures programs, policies, and procedures to help foster and maintain affordable housing in the commonwealth. These efforts include partnerships with affordable housing developers and the local housing authorities as well as other community development organizations. In addition, DHCD leverages HOME and CDBG funds with state resources to provide financial and technical assistance to affordable housing development projects across the commonwealth.

Actions planned to reduce lead-based paint hazards:

DHCD received a Lead Paint and Healthy Homes grant, to be used for lead abatement, administrative, and capacity building activities across the Commonwealth except in those localities that have their own HUD lead grants - Richmond, Roanoke, and Chesterfield. DHCD is partnering with local health departments, and with other state agencies (i.e., Department of Health, Department of Social Services), and with our existing network of providers within our Rehab Program Portfolio to implement the program statewide, except as noted above.

Actions planned to reduce the number of poverty-level families:

A number of DHCD programs support efforts to reduce the number of families living at or below the poverty level. These efforts include construction projects where assisted projects are required to provide local benefit in the form of hiring and/or contracting with qualified (local and low-income) individuals or businesses. In addition, DHCD leverages small businesses as well as other community development resources to develop economic opportunity in areas where employment and economic benefits are limited. DHCD also promotes access to affordable housing in areas of opportunity.

Actions planned to develop institutional structure:

The Commonwealth of Virginia has established a Housing Policy Framework that includes a number of working committees that actively work to address underserved needs in Virginia. These committees are working to improve interagency coordination, to improve service coordination and outcomes, to address barriers, and to establish the necessary institutional structures.

Actions planned to enhance coordination between public and private housing and social service agencies:

The Housing Policy Framework and committee structure is composed of public and private housing providers and social services agencies that are working together across multiple subpopulations and state and federal agencies to enhance coordination. In addition, the Housing and Supportive Services Interagency Leadership Team, which is comprised of agency heads of state agencies, is actively working to improve the integration of community-based housing and services for individuals with intellectual and developmental disabilities, people with serious mental illness, and people who are chronically homeless.

Discussion:

More details are available online at www.dhcd.virginia.gov.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.320(k)(1,2,3)

Introduction:

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.320(k)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	50,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	50,000

Other CDBG Requirements

1. The amount of urgent need activities	2
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	78.00%

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.320(k)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The commonwealth utilizes only forms of investment included in Section 92.205.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

Recapture Provision: Direct Buyer Assistance

Homebuyer HOME-assisted units structured as direct buyer assistance are subject to a recapture provision that ensures that DHCD recovers its HOME investment in the event of voluntary or involuntary transfer of the property during the period of affordability. Direct homebuyer assistance consists of any financial assistance that reduces the purchase price from fair market value to an affordable price, or otherwise subsidizes the purchase (e.g., down payment or closing costs assistance). Please note that in some instances, there may also be HOME assistance toward development costs along with direct homebuyer assistance. In these cases, the amount to be recaptured is limited to the amount of direct buyer assistance/subsidy (and does not include the development assistance).

The homebuyer must maintain the property as their principal residence throughout the period of affordability. If the property is voluntarily or involuntarily transferred during the period of affordability, the property is subject to the recapture provisions outlined here.

Virginia will use the recapture provision at §92.254(a)(5)(ii)(1) and recapture the entire amount of the direct HOME subsidy. The total original amount of the direct buyer assistance is recaptured from the net proceeds in the case of sale, refinance (see exception below), or foreclosure. Net proceeds are defined as the sales price minus superior loan repayment (other than HOME funds) and any closing costs. In these cases, the required amount returned (total assistance amount from net proceeds) is due and payable in full to DHCD. The HOME recaptured amount may not exceed available net proceeds. In the event net proceeds are insufficient to recover the full amount due, the DHCD will recapture the available net proceeds and the HOME obligation will be satisfied. The HOME assistance may not be subordinated to refinancing of the first lien position primary mortgage or an equity loan or line of credit during the period of affordability except under special hardship conditions at DHCD's discretion.

Affordability requirements are secured by a Restricted Deed of Covenant in the amount of direct assistance. In addition, DHCD executes an agreement with the homebuyer to secure the affordability requirements (terms of recapture, principal residency requirement, and noncompliance.) If the property is not sold or transferred during the affordability period, the HOME loan is forgiven in full at the end of the affordability period.

Resale Requirement: (Homebuyer Development Subsidy Only)

In situations where the HOME assistance is structured as a development subsidy only (i.e., there is no direct subsidy to the homebuyer and the only HOME assistance is the amount of funds between the total cost to rehabilitate or construct the unit and the fair market value), Virginia requires the use of a resale provision. This means, upon voluntary or involuntary transfer of the property within

the applicable affordability period, the home must be resold to an income eligible homebuyer at an affordable price, and the original homebuyer must receive a fair return on his/her investment.

The full provision is on file with the HUD field office.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds. See 24 CFR 92.254(a)(4) are as follows:

Reasonable Range of Low-Income Buyers

A “reasonable range of low-income buyers” is defined in the VA Program as a household or family with income not greater than 80 percent AMI but at least 60 percent AMI. DHCD defines the sales price that is affordable to this group as an amount whereby the household mortgage payment requires it pay no more than 30 percent of its income for housing costs (principal, interest, property taxes, and insurance).

Please note that the resale price is based on a fair return on investment outlined above. If the resale price is not affordable to the reasonable range of low-income buyers, down payment assistance and/or second mortgage assistance may be provided by DHCD and/or sub-recipients in order to assure affordability to the homebuyer.

VA will use deed restrictions or covenants running with the land to impose the resale and continued affordability requirements as outlined in §92.254(a)(5)(i)(A) of the HOME Rule.

Noncompliance

During the period of affordability, the owner’s compliance with the principal residency requirement will be monitored. A homebuyer is noncompliant with the HOME affordability requirements if he/she fails to reside in the unit as their principal residence without transferring title (i.e., by either vacating or renting the unit to another occupant), or if he/she sells the property without complying with the applicable resale or recapture provision. In the event of noncompliance, DHCD reserves the right to require the buyer to repay the entire HOME investment (including the direct subsidy and any additional development subsidy provided).

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

HOME funds will not be used to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds.

Emergency Solutions Grant (ESG)
Reference 91.320(k)(3)

1. Include written standards for providing ESG assistance (may include as attachment)

The commonwealth requires that all ESG sub-grantees submit to DHCD written standards (policies and procedures) for providing ESG assistance. At a minimum, written standards must be low-barrier and housing focused. The standards are required to cover process for determining program eligibility, prioritization, and level of assistance; confidentiality procedures; conflict of interest policies; a written grievance policy; data collection requirements; as well as applicable federal and state regulations (fair housing, involuntary separation, ADA, etc.).

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

All CoCs, Balance of State local planning groups, and all DHCD homeless services grantees must use a local centralized or coordinated assessment/entry system. A local centralized or coordinated assessment/entry system is best practice for a housing-focused approach targeted to helping households experiencing homelessness quickly regain stability in permanent housing. This best practice is also essential to help divert, where possible, households seeking homeless services from shelter – preventing new cases of homelessness.

A centralized or coordinated assessment/entry system must:

- Provide coordinated program participant intakes, assessments, and referrals;
- Cover the CoC or local planning group geographic area;
- Provide easy access for individuals and families seeking housing or services;
- Provide a comprehensive and standardized assessment tool.

Each centralized or coordinated assessment system must have in place written standards for determining program eligibility, prioritization, and level of assistance. Each system must conduct regular evaluations to determine overall effectiveness for process improvement measures.

CoCs and local planning groups must provide a local method and point-of-contact appropriate for referrals from state agencies and providers outside of their CoC or local planning group. This contact must directly link individuals or providers to the centralized or coordinated assessment system.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

The commonwealth will make sub-awards through a CoC-based application process. CoCs must submit applications for funding through DHCD's online Centralized Applications and Management System (CAMS). The application will be reviewed by a panel and evaluated based on local need,

capacity, approach, and local coordination. Applications will identify specific grantees within the CoC to carry out eligible activities. DHCD will contract directly with these grantees. Both nonprofits and units of local government are eligible grantees. Faith-based organizations are required to have separate 501 c 3 status established to meet eligibility requirements. DHCD will monitor individual grantees. Performance measures will be evaluated on both the grantee and CoC level.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

Not applicable to state grantees.

5. Describe performance standards for evaluating ESG.

Performance measures are evaluated on both the grantee and CoC level. Specifically, DHCD's goals are to reduce the number of individuals experiencing homelessness, to shorten the length of time people experience homelessness, and to reduce the number of individuals returning to homelessness.

DHCD has had each CoC, and local planning group provide an annual project end of year report. DHCD evaluates aggregate HUD CoC System Performance Measures Data for the evaluation of CoC systems and the homeless crisis response system in Virginia. This report aligns with HUDs System Performance Measures report and is used to rate the performance of each CoC/LPG's crisis system and impacts state funding decisions including ESG.

Housing Trust Fund (HTF)
Reference 24 CFR 91.320(k)(5)

1. How will the grantee distribute its HTF funds? Select all that apply:

Applications submitted by eligible recipients.

2. If distributing HTF funds through grants to subgrantees, describe the method for distributing HTF funds through grants to subgrantees and how those funds will be made available to state agencies and/or units of general local government. If not distributing funds through grants to subgrantees, enter "N/A".

Not applicable.

3. If distributing HTF funds by selecting applications submitted by eligible recipients,

a. Describe the eligibility requirements for recipients of HTF funds (as defined in 24 CFR § 93.2).

If not distributing funds by selecting applications submitted by eligible recipients, enter “N/A”.

Eligibility requirements are as follows:

- Must be an organization, agency, or other entity (including a public housing agency, or a for-profit entity or a nonprofit entity);
- Must be owner or developer of proposed project;
- Must agree to comply with NHTF requirements and all cross-cutting federal requirements;
- Must demonstrate the financial capacity to undertake and manage the project development and long-term compliance);
- Must have experience with development and management of similar projects (project type, funding/regulatory requirements, and target population).

b. Describe the grantee’s application requirements for eligible recipients to apply for HTF funds.

If not distributing funds by selecting applications submitted by eligible recipients, enter “N/A”.

Applicant must be an eligible organization with eligible projects. Applications must be submitted in CAMS through the Affordable and Special Needs application by the due date. Please see program guidelines and/or the methods of distribution for more details.

c. Describe the selection criteria that the grantee will use to select applications submitted by eligible recipients. If not distributing funds by selecting applications submitted by eligible recipients, enter “N/A”.

DHCD will select applications using a competitive application process that evaluates proposals on the criteria listed below. Please note there are several individual measures included under each of these basic criteria:

- Meeting critical local need (worth 40 points);
- Feasibility – likelihood of projects coming to a timely, successful completion and likelihood of compliance through affordability period (worth 30 points);
- Developer capacity –ability to successfully complete projects and deliver affordable housing (worth 30 points);
- Minimum of 60 out of 100 points required as threshold for funding.

Please see the Affordable and Special Needs Housing program guidelines for more details.

d. Describe the grantee’s required priority for funding based on geographic diversity (as defined by the grantee in the consolidated plan). If not distributing funds by selecting applications submitted by eligible recipients, enter “N/A”.

Describe the basis for allocating investments geographically within the state: Virginia’s project selection process is an open and competitive application where eligible applicants submit project proposals, and all proposals meeting threshold requirements are reviewed and scored. Priority and scoring preferences are given to high quality projects meeting the highest needs based on income targeting and local market needs. Please see the methods of distribution for more details.

e. Describe the grantee’s required priority for funding based on the applicant's ability to obligate HTF funds and undertake eligible activities in a timely manner. If not distributing funds by selecting applications submitted by eligible recipients, enter “N/A”.

Overall project readiness is evaluated under elements of feasibility (see above). DHCD's application review process is designed to score projects relatively higher based on the degree to which the project is positioned to proceed in a timely manner.

Overall development team capacity is evaluated under elements of capacity (see above). DHCD's application review process is designed to score applications relatively higher based on the degree to which the development team has demonstrated success with similar projects. Project management’s experience managing similar projects is also a scoring criterion under overall capacity.

f. Describe the grantee’s required priority for funding based on the extent to which the rental project has Federal, State, or local project-based rental assistance so that rents are affordable to extremely low-income families. If not distributing funds by selecting applications submitted by eligible recipients, enter “N/A”.

Applications including rental assistance receive points under the Need criteria (above).

g. Describe the grantee's required priority for funding based on the financial feasibility of the project beyond the required 30-year period. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

DHCD is not currently considering affordability beyond the required 30 years.

h. Describe the grantee's required priority for funding based on the merits of the application in meeting the priority housing needs of the grantee (such as housing that is accessible to transit or employment centers, housing that includes green building and sustainable development features, or housing that serves special needs populations). If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

Project must include units targeted at 30 percent or below to be eligible. Those projects also including units targeted to special needs population will receive scoring preference under the Need criteria (above). In addition, applicants receive points under Need (above) for green-building certification, universal design elements, exceeding accessibility (504) requirements, and access to community-based services.

i. Describe the grantee's required priority for funding based on the extent to which the application makes use of non-federal funding sources. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

Typically, projects require multiple funding sources in order to address cash flow needs. Applications are evaluated based on the degree to which the requested funds are needed in the project, the degree to which other funding commitments are in place, and the degree to which these funds will help to leverage other resources. Projects that leverage a diversity of resources will be given a scoring preference.

4. Does the grantee's application require the applicant to include a description of the eligible activities to be conducted with HTF funds? If not distributing funds by selecting applications submitted by eligible recipients, select "N/A".

Yes

5. Does the grantee's application require that each eligible recipient certify that housing units assisted with HTF funds will comply with HTF requirements? If not distributing funds by selecting applications submitted by eligible recipients, select "N/A".

Yes

6. Performance Goals and Benchmarks. The grantee has met the requirement to provide for performance goals and benchmarks against which the grantee will measure its progress, consistent with the grantee's goals established under 24 CFR 91.315(b)(2), by including HTF in its housing goals in the housing table on the SP-45 Goals and AP-20 Annual Goals and Objectives screens.

Yes

7. Maximum Per-unit Development Subsidy Amount for Housing Assisted with HTF Funds.

Enter or attach the grantee's maximum per-unit development subsidy limits for housing assisted with HTF funds.

The limits must be adjusted for the number of bedrooms and the geographic location of the project. The limits must also be reasonable and based on actual costs of developing non-luxury housing in the area.

If the grantee will use existing limits developed for other federal programs such as the Low Income Housing Tax Credit (LIHTC) per unit cost limits, HOME's maximum per-unit subsidy amounts, and/or Public Housing Development Cost Limits (TDCs), it must include a description of how the HTF maximum per-unit development subsidy limits were established or a description of how existing limits developed for another program and being adopted for HTF meet the HTF requirements specified above.

The limits must be adjusted for the number of bedrooms and the geographic location of the project. The limits must also be reasonable and based on actual costs of developing non-luxury housing in the area.

If the grantee will use existing limits developed for other federal programs such as the Low Income Housing Tax Credit (LIHTC) per unit cost limits, HOME's maximum per-unit subsidy amounts, and/or Public Housing Development Cost Limits (TDCs), it must include a description of how the HTF maximum per-unit development subsidy limits were established or a description of how existing limits developed for another program and being adopted for HTF meet the HTF requirements specified above.

The maximum per-unit subsidy limits for the NHTF will be set at HUD's applicable limits for the to the HOME program. These will be applied statewide and are adjusted by the number of bedrooms per unit. These limits are currently as follows:

Maximum Subsidy Limits

0-Bedroom \$140,107

1-Bedroom \$160,615

2-Bedroom \$195,304

3-Bedroom \$252,662

4+-Bedroom \$277,344

The decision to use the HOME subsidy limits and apply them statewide is based on an analysis of actual development costs for properties in Virginia where there was little variation in average project costs during 2010- 2015 across the state's counties.

Please note that in addition to the subsidy limit, DHCD also applies a subsidy layering analysis to assure that the level of subsidy does not exceed the actual allowable development costs of the unit, that the costs are reasonable and in line with similar projects across the state, that the developer is not receiving excessive profit, and that the NHFT funding does not exceed the amount necessary for the project to be successful for the required 30-year affordability period.

While the Virginia does not include any geographic priorities for funding. Funding requests are evaluated based on local needs/demand relative to all applications submitted for review.

8. Rehabilitation Standards. The grantee must establish rehabilitation standards for all HTF-assisted housing rehabilitation activities that set forth the requirements that the housing must meet upon project completion. The grantee's description of its standards must be in sufficient detail to determine the required rehabilitation work including methods and materials. The standards may refer to applicable codes or they may establish requirements that exceed the minimum requirements of the codes. The grantee must attach its rehabilitation standards below.

In addition, the rehabilitation standards must address each of the following: health and safety; major systems; lead-based paint; accessibility; disaster mitigation (where relevant); state and local codes, ordinances, and zoning requirements; Uniform Physical Condition Standards; Capital Needs Assessments (if applicable); and broadband infrastructure (if applicable).

In addition, the rehabilitation standards must address each of the following: health and safety; major systems; lead-based paint; accessibility; disaster mitigation (where relevant); state and local codes, ordinances, and zoning requirements; Uniform Physical Condition Standards; and Capital Needs Assessments (if applicable).

The revised rehabilitation standards are attached to this plan.

**Virginia Department of Housing and Community
Development
Rehabilitation Standards**

I. PURPOSE OF STANDARDS

- A All states must establish rehabilitation standards that all HOME and National Housing Trust Funds (NHTF)-assisted housing undergoing rehabilitation must meet at the time of project completion, pursuant to the NHTF implementing regulations at [24 CFR 93.301\(b\)](#). The requirements found at 24 CFR 93.301(b) outline the need to have rehabilitation standards that describe rehabilitation in enough detail on what work is required and how the work should be performed.
- B These Rehabilitation Standards are designed to outline the requirements for building rehabilitation for all DHCD funded housing projects including all DHCD Virginia Housing Trust Fund (VHTF), NHTF and HOME-funded rehabilitation projects. The Standards, though a requirement specifically to the development entity in direct receipt of DHCD funding, are written to provide guidance to all relevant members of a project development team.
- C The goal of the DHCD's rehabilitation programs (Affordable and Special Needs Housing and Indoor Plumbing and Rehabilitation) is to provide functional, safe, affordable and durable housing that meets the needs of the residents, tenants, and communities in which the housing is located. The purpose of the Rehabilitation Standards is to ensure that property rehabilitation puts each building in the best possible position to meet this goal over its extended life and that, at a minimum, all health and safety deficiencies are addressed.

II. STATE AND LOCAL CODES, ORDINANCES, AND ZONING REQUIREMENTS COMPLIANCE

- A All work undertaken in accordance with these standards shall comply with all applicable commonwealth of Virginia state and local codes, ordinances, and zoning requirements. A copy of the updated Virginia State Codes is located at: <https://www.dhcd.virginia.gov/building-and-fire-regulations-archives>.
- B The Virginia Uniform Statewide Building Code (USBC) contains the building regulations that must be complied with when constructing a new building, structure, or an addition to an existing building. They must also be used when maintaining or repairing an existing building or renovating or changing the use of a building or structure.
- C The USBC is comprised of three parts known as:
- [2018 Virginia Construction Code \(USBC, Part I\)](#)
 - [2018 Virginia Existing Building Code \(USBC, Part II\)](#)
 - [2018 Virginia Maintenance Code \(USBC, Part III\)](#)
 - [2018 Errata to the Virginia Building and Fire Regulations](#)

*2018 (EFFECTIVE JULY 1, 2021)

- D. All grantees, developers, contractors and designed professionals who engage in contracting on DHCD funded construction activities in the commonwealth of Virginia must be properly licensed or certified through the Virginia Department of Professional and Occupational Regulation (DPOR). In addition, the HTF grantee must demonstrate compliance with all state and local codes through project affiliation with professional design team drawing certifications (e.g. architectural design stamp) and/or other approved methods.
- E. All Project Design Professionals associated with the project must be properly licensed or certified Virginia DPOR.
- F. The project developer will formally contract with licensed architectural and engineering design professionals to provide appropriate professional services for each project. It is the responsibility of each licensed professional to assure that the scope of work is done in accordance with the generally accepted practices in their discipline, as well as designing the project to be in full conformance with all the applicable Federal, State and local codes.
- G. In addition, the architect or engineer will provide contract specifications which stipulate quality standards, materials choices and installation methods and standards. Such specifications may reference other appropriate standards set by different trades associations and testing agencies such as ASTM, Underwriters Laboratory (UL), Tile Council of America, Gypsum National Roofing Contractors Association (NRCA) Architectural Woodwork Institute, SMACNA, ASTM, AFME, etc.
- H. Warranties shall be required per the standard construction contracts on all materials, equipment and workmanship.

III HEALTH AND SAFETY

- A. If the housing is occupied at the time of rehabilitation, any life-threatening deficiencies must be identified and addressed immediately. See the attached listing (Attachment I) of Inspectable Items and Observable Deficiencies, including the identification of life-threatening deficiencies for the property site, building exterior, building systems, common areas, and units.
- B. Energy related health and safety actions are those actions necessary to maintain the physical well-being of the occupants.
- C. ASHRAE 62.2 ventilation standard is required (where applicable).
- D. All grantees, sub-recipients developers, contractors must address potential life threatening deficiencies as well as educate clients on any potential dangers existing in their housing unit if the housing is occupied at the time of rehabilitation. Potential life threatening deficiencies and common client education topics include, but are not limited to:
 - 1) Combustion—if a heating system is present that requires combustion air, the client must be educated on the importance of keeping combustion air vents free and uncovered. Clients must also be informed if there are unsafe conditions that are discovered during the combustion appliance testing and be instructed not to operate it until it is repaired or replaced. All conditions must be corrected by the property rehabilitation activities.
 - 2) Smoke and Carbon Monoxide Detectors – clients should be shown how to test and replace the batteries.
 - 3) Unvented Space Heaters – unvented space heaters should be removed whenever possible. Clients should be educated on the dangers of fuel-fired unvented space heater.
 - 4) Materials testing positive or assumed to contain asbestos should be identified and revealed to the

client. Further instruction must be given on how to avoid disturbing such material, especially when it is friable.

- 5) Moisture and mold – clients should be instructed on how to remove excess moisture from the dwelling (e.g., exhaust fans when taking showers or cooking).
 - 6) Power supply inspections, repair, or upgrades
 - 7) Inspection for gas leaks
 - 8) Inspection for adequate combustion air for combustion heating appliances
 - 9) Draft and pressure tests for combustion appliances
 - 10) Inspection of vent systems, to include the chimney
 - 11) Inspection for adequate clearance from combustibles
 - 12) Inspection of safety controls on combustion appliances
- E. Existing Client Health Problems – If the housing is occupied at the time of rehabilitation all grantees, developers, contractors are required to ask clients if there are existing health problems that may impact the services that can be provided and evaluate the potential to aggravate pre-existing health conditions. These problems will be documented and care will be taken to avoid exacerbating the problem.
- F. A health and safety inspection must be completed as part of the Energy Audit (when conducted) or prior to re-occupancy of any after-rehab unit. The inspection may include, but is not limited to, the following:
- 1) Blower door testing for minimum ventilation rates (mvr) inspection and testing for unacceptable levels of carbon monoxide in the flue and ambient areas
- G. All federal, state and local rules, regulations, and guidelines are applicable to all grantees, developers, contractors. This includes health and safety rules and regulations as mandated by the federal Occupational Safety and Health Administration (OSHA) as well as by the Virginia Department of Labor and Industry (DOLI) and the Virginia Occupational Safety and Health (VOSH).
- H. Health and safety practices apply to motor vehicle operation in addition to actual rehabilitation activities. Unauthorized drivers or untrained equipment operators can imperil a contractor's licensing.
- I. Tools and equipment should be properly used, maintained, and stored. Vehicles should receive regular care and maintenance. Proper documentation regarding warranties, routine maintenance records, repairs, etc. is a critical aspect of acceptable safety practices.
- J. Work must be done in such a manner as to protect workers and clients as much as possible.

IV. DISASTER MITIGATION

- A. To the extent applicable/relevant, the housing must be improved to mitigate the potential impact of potential disasters (e.g. earthquakes, hurricanes, floods, wildfires) in accordance with state or local codes, ordinances, and requirements, or such other requirements that HUD may establish.
- B. Specifically regarding flood hazards, the most relevant potential natural disaster for the commonwealth of Virginia:
- Projects funded with only HOME funds shall meet FEMA federal regulation, and HUDs' floodplain management requirements at 24 CFR 55, including the 8-Step Floodplain Management Process (when applicable) at 24 CFR 55.20 where applicable.
 - Projects shall meet fluvial erosion prevention requirements per local municipality codes, regulations or ordinances.
 - Projects funded with NHTF or a combination of HOME and NHTF funding must meet the environmental provisions of the NHTF requirements (24 CFR 55) including guidance cited in the CPD notice providing additional guidance for Housing Trust Fund Environmental Provisions. (CPD-16-14)

V. UNIFORM PHYSICAL CONDITION STANDARDS (UPCS)

- A. These Rehabilitation Standards are designed to meet or exceed the HUD's Uniform Physical Condition Standards (UPCS), and ensure that upon completion, the DHCD-assisted project and units will be decent, safe, sanitary, and in good repair as described in [24 CFR 5.703](#).
- B. The attached standards (Attachment I) are based on the UPCS Inspectable Items and Observable Deficiencies for the site, building exterior, building systems (multifamily housing only), common areas (multifamily housing only), and units. At a minimum the rehabilitation standards identify the type and degree of deficiency that must be addressed.
- C. Deficiencies highlighted with an asterisk in Attachment I are considered life-threatening under these Standards and must be addressed immediately, if the housing is occupied.

VI. SCOPE OF WORK DETERMINATION

- A. In developing scopes of work, grantees, sub-recipients, and developers must ensure that all requirements under the Rehabilitation Standards are satisfied and that the proposed scope of work meets the goals of these rehab standards. DHCD reserves the right to deny or request revision to proposed or existing scopes of work in accordance with program standards practice as part of its project underwriting guidelines and/or loan or grant conditions.

VII. CAPITAL NEEDS ASSESSMENTS (CNA) –Not Applicable for Single Family

- A. For multifamily rental housing projects of 26 or more total units, the developer, sub-recipients, or grantee must determine all work that will be performed in the rehabilitation of the housing and the long-term physical needs of the project through a Capital Needs Assessment of the project.
- B. The industry standard period for Capital Needs Assessments is 20 years. In developing scopes of work on housing rehabilitation projects developers and grantees shall consider the remaining expected useful life (based on the age and condition of the property) of all building components with regard to building long-term sustainability and performance. Each building component with a remaining expected useful life of less than the applicable period of affordability (minimum 30 years for NHTF) shall be considered for replacement, repair or otherwise addressed and/or updated. New building components with an expected useful life of less than 30 years shall be considered for future replacement.
- C. However, for projects to be considered, the CNA must have a proposed process to review and update the CNA during the life of the project to ensure projected capital needs through the affordability period are anticipated and planned for. The grantee must develop a CNA plan for review by DHCD.
- D. Whether or not a particular building component has been replaced, repaired or otherwise updated as part of the rehabilitation scope of work, all building components and major systems must demonstrate adequate funding to be viable for at least 20 years, with a plan that outlines how adequate funding will be available any remaining affordability period beyond 20 years.
- E. Annual replacement reserves contributions of at least \$300 per unit required through the affordability period.

- F. Grantees and their development teams should ensure that all building components are analyzed as part of a comprehensive effort to balance rehabilitation scope and capital planning in a way which maximizes long-term building performance as much as possible within the parameters of both development and projected operational funding available
- G. In the case of homebuyer rehabilitation, upon completion each of the major systems shall have a minimum useful life of no less than 5 years or the major systems must be rehabilitated or replaced as part of the rehabilitation work.

VIII. LEAD-BASED PAINT

- A. All work undertaken in accordance with these standards shall comply with the Lead Safe Housing Rule (LSHR) at 24 CFR Part 35, implementing Title X of the 1992 Housing and Community Development Act for HOME and HTF funded housing programs. This regulation has been in effect since September 15, 2000. The lead-based paint regulation at 24 CFR Part 35 consolidates all lead-based paint requirements for HUD-assisted housing.
- B. All work undertaken in accordance with these standards shall comply with all applicable laws and codes of the commonwealth of Virginia, and local codes, ordinances, and zoning requirements that require compliance with the lead-based paint requirements found at 24 CFR part [35](#).
- C. Lead-based paint (LBP) requirements exist to protect vulnerable families from potential health hazards. As agencies that provide assistance to and work closely with disadvantaged populations, VA DHCD loan HTF recipients are in a good position to ensure that LBP requirements are implemented as intended and help ensure the safety and well-being of their clients.
- D. Compliance with the Lead Safe Housing Policies and Procedures promulgated by the Virginia Department of Professional and Occupational Regulation (DPOR) and DHCD is required. A copy of the DHCD Lead Safe Housing Policies and Procedures can be found at <https://dhcd.virginia.gov/sites/default/files/Docx/housing/lead-safe-housing-rule-procedures.pdf>.

IX. ACCESSIBILITY

- A. All work undertaken in accordance with these standards shall comply with all applicable laws and codes of the commonwealth of Virginia, and local codes, ordinances, and zoning requirements that require compliance with the accessibility requirements in 24 CFR part [8](#), which implements section 504 of the Rehabilitation Act of 1973 ([29 U.S.C. 794](#)), and Titles II and III of the Americans with Disabilities Act ([42 U.S.C. 12131-12134](#)) implemented at 28 CFR parts [35](#) and [36](#), as applicable.
- B. "Covered multifamily dwellings," as defined at 24 CFR [100.201](#), must also meet the design and construction requirements at 24 CFR [100.205](#), which implements the Fair Housing Act ([42 U.S.C. 3601-3619](#)). Rehabilitation may include improvements that are not required by regulation or statute that permit use by a person with disabilities.
- C. Multifamily rental projects of fifteen units or more that undergo "substantial alterations" must also comply with Section 504's accessibility requirements. Rehabilitation activities are considered "substantial alterations" when the costs of rehabilitation will be 75 percent or more of the replacement

cost of the completed facility.

- D. For these projects, the common spaces must be made accessible as well as the same number of units required for new construction:
- A minimum of 5 percent of the dwelling units in the project (but not less than one unit) must be accessible to individuals with mobility impairments.
 - An additional 2 percent, at a minimum (but not less than one unit), must be accessible to individuals with sensory impairments.
- E. For rehabilitation of multifamily rental projects that do not meet the definition of substantial alterations, the alterations that are made must, to the maximum extent feasible, make the dwelling units accessible to and usable by individuals with mobility impairments.
- F. If alterations of single elements or spaces of a dwelling unit, when considered together, amount to an alteration of a dwelling unit, then the entire dwelling unit shall be made accessible to persons with mobility impairments. (This would include alterations that involve certain kitchen and bathroom renovations, as well as entrance door jamb replacements.)
- G. Alterations to common spaces must make those areas accessible, to the maximum extent feasible.
- H. When a minimum of 5 percent of the dwelling units (but not less than one unit) are accessible to people with mobility impairments, no additional units are required to be made accessible. For this category of rehabilitation, there is no requirement to make any units accessible to individuals with sensory impairments.
- I. A copy of the DHCD Section 504 Procedures can be found at <https://www.dhcd.virginia.gov/sites/default/files/Docx/asnh/housing-trust-fund-loan-pool/section-504-manual.pdf>.

X. ENERGY EFFICIENCY

- A. All projects must present, both in the design and implementation of the project rehabilitation scope of work, shall place a particular emphasis to maximize the effectiveness of the energy efficiency in the work scope. Scoring preferences will be given to projects that will be VA Earthcraft or LEED certified.
- B. All applicants must provide a detailed description of all special features that will be included in the development. Preference will be given to projects that incorporate universal design concepts, Green-Build, LEED Certified, and/or VA Earthcraft Certification into the project. At a minimum all applications must meet the DHCD Green-Building and Energy Efficiency Credit List for Residential Rehab Construction Projects found at <https://www.dhcd.virginia.gov/sites/default/files/Docx/asnh/housing-trust-fund-loan-pool/dhcd-green-building-checklist-rehab.pdf>.
The Credit List is based on the requirements of the 2009 International Energy or Related Codes.

XI. REHABILITATION CONSTRUCTION STANDARDS AND MAJOR SYSTEMS

- A. **Major systems** as identified in these standards are: structural support; roofing; cladding and

weatherproofing (e.g., windows, doors, siding, gutters); plumbing; electrical; and heating, ventilation, and air conditioning.

SITE CONDITIONS MUST MEET THE FOLLOWING CRITERIA:

- 1) Identify areas that require grading to drain water away from buildings and areas where adjoining grades are higher than finished floor of buildings:
 - a. Provide a minimum distance of 6 inches between bottom of siding and finished grade or mulch beds.
 - b. Provide a minimum of 5% slope away from foundation walls, up to a minimum distance of 10 feet.
 - c. Provide alternate solutions acceptable to DHCD when required grades, slopes, or other site conditions make the above requirements infeasible.
- 2) Provide seamless gutters and downspouts for all buildings. When discharging on grades steeper than 20%, or less than 1%, water from gutters and downspouts is to be piped underground to a storm sewer system, or to daylight at grades that will avoid soil erosion. Avoid water drainage over sidewalks.
- 3) Extend concrete dumpster pads at least 12 feet into the asphalt so that the load bearing wheels of trucks rest on concrete while emptying the dumpsters.
 - a. Thickness of concrete is to be a minimum of 6 inches with reinforcement.
 - b. Dumpsters and/or compactors are to meet accessibility requirements, if accessible units are provided.
 - c. Install a privacy screen on at least three sides of all dumpster and/or compactor pads.
- 4) Concrete that is cracked, crumbling, spalling, heaving or settling, or may be a safety issue is to be repaired or replaced. Provide a solution acceptable to DHCD if any of these conditions exist.
- 5) When installing new sidewalks, minimum width of sidewalks is to be 3 feet. Sidewalks that are located perpendicular to parking spaces are to be a minimum of 5 feet wide or 3 feet wide with 2 feet of space between the sidewalks and curbs.
- 6) Asphalt that has cracking, alligatoring, or a deteriorating sub-base is to be repaired or replaced. Provide a solution acceptable to DHCD if any of these conditions exist.
- 7) Video all sewer lines connecting buildings with the public sewer if lines are constructed of cast iron, galvanized piping, terra cotta or clay. Repair or replace all corroded, damaged, or settled underground sewer lines. Provide report of video findings to DHCD and include repair/replacement costs.
- 8) Remove all dead bushes, trees, tree-stumps, and their above-ground roots. Remove all portions of tree branches that overhang roofs and all branches that come within 10 feet of roofs.
- 9) Finish grade, seed, and landscape all barren and disturbed areas. Grade to avoid standing water. Provide a smoothly graded transition from disturbed to undisturbed areas. All seeded areas which are barren and/or have dead grass are to be tilled, fertilized, and seeded to have established grass. Provide ground cover materials or sod for slopes steeper than 20%. Provide foundation plantings in the front all buildings. Clean site and dispose of all construction debris.

ARCHITECTURAL

- 1) Install waterproofing up to finished grades for all perimeter walls of finished and unfinished spaces which are below grade and where evidence of water, moisture, or mildew is present. Waterproofing may be installed on the exterior or interior sides of the wall. The waterproofing system is to have a minimum 10-year manufacturer's warranty.

- 2) All debris and wood are to be cleaned from crawl spaces.
 - a. Install sump pump or drain tile discharging to daylight for any area accumulating water.
 - b. Install a minimum 6 mil vapor barrier, with a 12-inch overlap and taped seams, on floor of crawl spaces and provide adequate crawl space ventilation.
- 3) Remove all abandoned and non-operable equipment, devices and accessories. DHCD may approve abandoned material that is secured, sealed and concealed.
- 4) Structural deficiencies are to be identified and corrected. If requested by DHCD, corrective measures to be designed, inspected, and certified by a structural engineer.
- 5) Install minimum of R-19 insulation in unconditioned crawl spaces and unheated basements and R-38 insulation in attics.
- 6) When replacing drywall at an exterior wall or replacing exterior sheathing, provide wall insulation at affected areas per the latest adopted edition of the International Energy Conservation Code.
- 7) Roof inspection reports are required for all roofs more than 5 years old. Report to include age and remaining life of roofs and areas that need repairs. Replace all roofs with a remaining life of less than 5 years. Repair or replace all roofs with damage or leaks. When replacing roofs:
 - a. Repair or replace all damaged sheathing, rafters, and/or trusses.
 - b. Replace all 3/8 inch sheathing with a minimum of 15/32-inch plywood or 15/32 inch OSB. Install sheathing with clips. ZIP System roof sheathing or similar products are not accepted.
 - c. Replace all existing attic vents and pipe collars. Replace rusted or damaged flashing. Replace all existing sealant.
 - d. Roof shingles are to be a minimum 25 years, anti-fungal product, and are to be nailed (not stapled). Do not install new shingles over existing shingles. Replace existing ridge vents.
 - e. Install drip edge on all sides of the roof.
 - f. Install ice barrier extending from eave's edge to a point 24 inches inside the exterior wall of buildings.
 - g. Provide roof ventilation per the latest USBC for new construction.
- 8) When replacing flat roofs, remove and dispose of existing roofing, wet insulation, damaged vents and other items not in good condition. Provide a minimum R-25 continuous insulation above the roof deck or provide a minimum R-38 insulation in the attic space. New roofing is to have a minimum 20-year manufacturer's warranty.
- 9) Stairs to apartment buildings, where stair halls are not enclosed and have weather damage to existing stairs, are to be protected by design features. Install awnings, a roof overhang at the second floor level, or a roof at the stair hall entrance. Provide a minimum overhang of 5 feet from first tread. All similar buildings in a development are to have similar design features. Historic buildings may be exempt.
- 10) Exterior wood such as trim, fascia, rake boards, and columns is to be clad with vinyl, vinyl coated aluminum, or similar materials. Use materials designed for cladding with a minimum thickness of 0.019 inch or thicker and provide a stiffening crimp when trim and fascia boards are more than 8 inches wide. Replace all damaged wood prior to cladding. DHCD recommends the use of composite/manufactured materials instead of wood for exterior use. Exceptions may be considered for historic buildings.
- 11) Use vinyl, aluminum, or steel for railings, handrails, guard rails, posts and pickets instead of wood. Provide a minimum 10-year warranty for paint/finishes on steel products. Steel is to be primed and painted prior to placement in concrete
- 12) When replacing siding new siding is to have solid backing of plywood, OSB, gypsum, structural insulated

sheathing, or similar material. Siding is to be installed over an appropriate drainage plane, such as Tyvek® or equal.

EXCEPTION: ZIP System wall type sheathing or similar materials may be used, provided the following conditions are met:

- Store products to meet manufacturer's requirements.
 - Installation:
 - Architect to provide approved flashing details prior to installation of windows and doors.
 - Tape all joints with manufacturer approved products so that all joints are water tight. Install tape using ZIP System tape gun or roller.
 - All penetrations, including fasteners, which break the surface of the integral drainage plane, must be sealed with a manufacturer's approved product
 - When weather conditions warrant, follow manufacturer's requirements for inclement weather installation and storage.
 - Manufacturer's representative to review and approve the final installation to confirm all manufacturers' requirements are met prior to the installation of the exterior cladding. Documented acceptance of ZIP System installation is required.
 - Do not install new siding over materials such as vinyl siding, Thermo-ply®, or other flexible materials.
 - Material such as T1-11, wood siding, or hardboard lap-siding may be used as backing for new siding, provided it is in good condition.
 - Repair, replace, and re-nail all sections of damaged siding or sheathing to provide a uniform and flat surface.
 - Nail siding to studs with nails long enough to penetrate a minimum ¾ of an inch inside studs.
 - Install mounting blocks for all penetrations in siding such as electrical, plumbing, HVAC, and ductwork etc.
- 13) Repair masonry walls having cracks and/or settlement. Replace damaged brick and point-up deteriorated mortar to match existing. Replace rowlocks for window sills that do not have a slope to drain water away from building. Prime and paint all metal lintels which are corroded, or not already painted. Remove abandoned items from brick and power wash/clean exterior of buildings.
- 14) Replace single glazed windows with insulated glass in all single and multifamily dwelling units.
- a. When window replacement is not permitted in historic buildings, repair or replace existing windows and install triple track operable storm sashes, with screens, over existing single glazed windows.
 - b. When conditions make storm sashes not feasible, provide an alternative solution acceptable to DHCD.
- 15) When replacing windows and/or sliding glass doors,
- a. Provide a minimum ½ inch thick insulated glass.
 - b. Provide a minimum 10-year material warranty.
 - c. Insulating glass is to have a minimum 10-year warranty for breakage of seal.
 - d. Provide thermal break for aluminum frames.
 - e. Provide new construction windows when replacing siding.
 - f. Install and flash per manufacturer's specifications. Provide sample installation.
- 16) All windows are to have blinds, shutters, or other similar products, and sliding glass doors are to have vertical blinds. Replace all blinds that are damaged and/or do not match in color.

- 17) Repair or replace all damaged or dented exterior doors.
 - a. When replacing exterior apartment doors, except sliding glass doors, replacement doors are to be insulated fiberglass or insulated metal.
 - b. Solid core wood doors may be used where entrances are located in interior conditioned corridors.
 - c. Use fiberglass or metal doors for outside storage and mechanical closets.
 - d. Use fire rated doors for fire rated walls.
 - e. Repair/replace damaged jambs, locks, and hardware.

- 18) All entry doors to apartment units, except entry doors located in conditioned corridors, are to have weather stripping and threshold to provide a tight seal around the door and to minimize heat loss/gain due to air infiltration.

- 19) Replace all damaged Gypcrete, or similar material, floor sheathing and floor joists.

- 20) Install an area approximately 3 feet by 4 feet using materials such as VCT, sheet vinyl, hardwood flooring, or tile at the interior of all entrance doors, except for doors entered through carpeted interior hallways.

- 21) Repair or replace all damaged or mismatched flooring. On a room by room basis, all flooring must match in color and design.

- 22) Flooring such as sheet vinyl, VCT or ceramic is to be installed over minimum ¼ inch underlayment grade plywood, cementitious board, or similar underlayment material. Flooring may be installed over concrete provided concrete is finished smooth and uniform. When installed over Gypcrete, or a similar material, apply manufacturer approved sealer.

- 23) Carpets are to have a minimum number of seams. Seams are not to be located in heavy traffic areas. T-seams, except in closets, are not acceptable. Remove shoe molding/quarter-round molding before installing carpet.

- 24) Provide a pass-through opening with counter space when kitchen and dining/living areas are separated by a wall.

- 25) Interior finishes: doors, moldings, paint, and drywall.
 - a. Repairs, replacements, painting, and drywall finishes inside a specific unit are to match that unit's intended finish.
 - b. Replace all interior bi-fold, pocket, or sliding doors with side hinged doors.
 - c. Repair or replace all damaged doors and trim.
 - d. All doors, door trim, and door hardware in a unit are to match in design and finish.
 - e. Install or undercut doors a minimum of 3/4 inch clear to prevent dragging and to provide ventilation.
 - f. Paint bottoms, tops, and all other sides of new doors.
 - g. All base and base moldings in a unit are to be wood and are to match in design and finish.

- 26) Check the condition of all drywall and repair or refinish to include the following:
 - a. All repairs and refinishing of defects (including previous repairs) are to be flat and smooth.
 - b. Type and thickness of drywall to match existing.
 - c. Patch holes, repair damages, and refinish uneven, cracked, and peeling taped joints.
 - d. Re-screw drywall that has nail pops or settlement.
 - e. Replace all drywall that has mold, mildew, or signs of moisture.
 - f. Paint and retexture drywall to match existing finish and color.
 - g. Repair damaged or compromised draft stopping and/or fire stopping.

- 27) Wall mounted bathroom accessories are to be screwed to solid wood or installed with toggle bolts.
- 28) Replacement or repairs of tub and shower surrounds built of ceramic tile, marble, or similar materials are to be installed over minimum ½ inch cementitious board.
- 29) When replacing kitchen cabinets and/or bathroom vanities all new cabinets are to comply with the minimum cabinet requirements identified below:
- a. Cabinets and/or vanities that are not being replaced are to be approved by DHCD.
 - b. All cabinets are to be factory/manufacturer assembled.
 - c. Kitchen cabinets and bathroom vanities are to abut the side walls or provide a minimum spacing of 12 inches between wall and cabinets. Wall cabinets are to abut the ceiling/soffits or provide minimum of 12 inches between cabinet and ceiling/soffits.
 - d. Remove and replace all drywall that has mold. Repair or replace all damaged drywall.
 - e. Holes in cabinet backs for plumbing are to be drilled, sealed, and completely covered by escutcheon plates.
 - f. Kitchen wall cabinets are to be screwed to studs or blocking with a minimum of four screws; two in each upper and lower nailing strip for each wall cabinet.
 - g. Plastic laminate counter tops are to be post formed or have back splashes that are factory attached to the counter top and sealed.
 - h. Install a cleanable surface, such as plastic laminate, metal, or ceramic tile to the side wall next to the cooking range when it is located directly adjacent to a wall.

APPLIANCES

- a. Replace all damaged and or dented appliances and all appliances which are more than 8 years old. All kitchen appliances in an apartment unit are to match in color.
- b. Provide 30-inch-wide range in all units except studio/efficiency and one bedroom elderly apartments, which may have a minimum 20-inch-wide range. Provide range hoods or combination range hood-microwaves over the cooking ranges. Provide maximum 24-inch-wide range hood for all 20-inch-wide ranges.
- c. Dishwashers are required in all units. Provide 24-inch-wide dishwashers except for studio/efficiency apartments, which may have 18-inch-wide dishwashers.
- d. All refrigerators are to be frost free. The refrigerators are to have separate doors for freezer and refrigerator compartments. Minimum sizes of refrigerators are to be 12 cubic feet for studio/efficiency apartments, 14 cubic feet for 1 and 2 bedroom apartments, and 16 cubic feet for 4 bedroom apartments.
- e. Laundry equipment shall be installed in a closet with doors.

MECHANICAL

- A. All units are to have a Heating, Ventilation, and Air Conditioning (HVAC) system. Sizes of HVAC equipment, ducts and diffusers are to be designed per heat gain/loss calculations. All apartments are to have ducted HVAC systems with the exception as noted in #3 below.
- B. When installing a new HVAC system including, but not limited to traditional split systems, ducted mini-split or self-contained "packaged systems" (similar to Magic-Pak and First Co):
 - a. Replace both air-handlers and condensers at the same time.
 - b. R-410A refrigerant is required in all new HVAC equipment.
 - c. Verify if refrigerant lines are appropriate for new HVAC unit size and type. Lines not being replaced are to comply with all of the requirements of the manufacturer for using existing lines. Submit a letter from the manufacturer that states the use of existing lines will not reduce performance and/or warranty of the heat pumps or other air conditioning systems.
 - d. Condensate and refrigerant lines not located in the mechanical closet are to be concealed within

- the wall, ceiling, or floor systems.
 - e. Fire-caulk all penetrations in fire partitions and ceilings.
 - f. Seal air duct penetrations in unheated spaces.
 - g. When adding and/or replacing ductwork, air supply diffusers are to be located near windows in living rooms, dens, and bedrooms.
Exception: The mechanical engineer may locate diffusers at alternate locations with DHCD's prior approval based on supporting calculations.
 - h. Provide standard size air filters.
 - i. Include the replacement of all diffusers and thermostats.
 - j. Air supply diffusers are to be located in living rooms, dens, bedrooms, kitchens, and full baths.
 - k. Replace condenser pads that are damaged. Pads are to be concrete, solid vinyl, or similar materials. Install walk pads that provide access to all roof condenser units. Level all condenser units.
 - l. If equipment is installed on a roof, provide interior roof access from a common area.
 - m. All installations are to comply with the latest applicable issue of the International Mechanical Code.
- C. Ductless Heat Pumps (mini-splits) may be used in housing for the elderly and apartments with less than 600 net square feet.
- a. All mini-splits are to discharge condensate to grade through a pipe concealed within the exterior wall system.
 - b. Provide separate mini-split wall mounted unit for each bedroom, den or living room.
 - c. Provide separate wired wall mounted thermostat for each mini-split wall mounted unit.
 - d. Provide a heater with a thermostat or timer controlled heat lamp for all full baths.
- D. Clean existing HVAC ducts and plenums. Verify duct sizes and air flows (cubic feet per minute at supply diffusers) are appropriate for HVAC system. Replace all supply and return vent covers and diffusers. Seal all duct penetrations in unheated spaces. All existing ductwork located in crawl spaces, attics, or any unconditioned space, is to be properly insulated. Clean, service, and repair all HVAC units not being replaced.
- E. All bathroom fans are to be in good working condition, cleaned, and ducted out to the exterior. Install fans in all bathrooms, including those with windows.
- F. Electric baseboard heating and electric forced air heating shall not be used as the primary heating method.

PLUMBING

- A. Replace all interior, exterior, and underground PB (Polybutylene) pipes such as "Quest" and "Big Blue" with current code accepted materials.
- B. Replace all galvanized water lines with CPVC, copper, plastic or other approved materials. The water supply is to have adequate pressure.
- C. Replace galvanized waste lines and traps with PVC.
- D. Use of PVC foam core pipe is not accepted.
- E. All floor drains and indirect waste receptors to receive trap primer or code approved drain trap seal device.

- F. When replacing water heaters, installations are to comply with latest adopted edition of the International Plumbing Code for New Construction. Refer to Code for pan and drain specifications.
- G. Clothes washing machines or hook-ups for clothes washing machines are to have an IntelliFlow A2C-WB automatic washing machine water shutoff valve with leak sensor, or approved equal, or have a pan with a drain connected to the sewer system per applicable plumbing code.
- H. When installing new wall-hung sinks, provide concealed arm type carrier.
- I. All new tubs/showers and shower diverters are to have internal shut-off-valves or external shut-off-valves with access panels.
- J. Bathtubs, showers, and surrounds which will not be replaced, are to be refinished or repaired. Remove mold and stains, clean, and re-caulk all tubs, showers, and surrounds. The bottoms of all new bathtubs and showers are to have slip resistant/textured finish.

ELECTRICAL

- A. Size electric panels and service per load calculations.
- B. Electrical panels with fuses are to be replaced with circuit breakers.
- C. Use appropriate connectors for connecting aluminum wiring to electrical outlet and switches.
- D. All switches, outlets and cover plates that are painted, damaged or worn, are to be replaced and are to match in color and design.
- E. Provide ground fault outlets near vanities in all bathrooms.
- F. All wiring for the interior and exterior of the building is to be concealed within the walls, ceiling, or floor systems. This includes electrical, cable TV, internet, and telephone. Exposed electrical service to the building is to be in conduit and run vertically to the meter without horizontal runs.
- G. When replacing kitchen cabinets and counter tops, electrical outlets for countertop, ranges, refrigerators, dishwashers, and other appliances are to comply with the latest applicable requirements of the National Electric Code for New Construction.
- H. Provide fluorescent light fixtures or LED light fixtures in all public common areas such as offices, multipurpose rooms, laundry rooms, hallways, and stairs.
- I. Kitchens are to have a minimum of one light fixture 4 feet long with two 32 watt fluorescent bulbs, or lighting fixture(s) that provide a minimum illumination of 30 foot candles distributed across all countertops.
- J. Provide a minimum of one electric smoke detector with battery backup for garden units and a minimum of one electric smoke detector with battery backup for each floor for townhouses.
- K. Exterior fixtures are to be LED, fluorescent, metal halide, high or low pressure sodium, or mercury vapor. Tenant controlled exterior lighting is exempt. Provide exterior lighting to illuminate all parking areas, dumpster pads, building entrances and mailboxes with a minimum of one foot candle of illumination. Provide illumination so that building numbers and apartment numbers are legible at night.

**Virginia Housing Trust Fund (HTF)
Uniform Physical Condition Standards (UPCS) for Multifamily Housing Rehabilitation –
Requirements for Site**

NOTE: Deficiencies highlighted below with an asterisk (*) are considered life-threatening under these Standards and must be addressed immediately, if the housing is occupied.

Inspectable Item	Observable Deficiency	Type and Degree of Deficiency that must be addressed
Fencing and Gates	Damaged/Falling/Leaning	Fence or gate is missing or damaged to the point it does not function as it should
	Holes	Hole in fence or gate is larger than 6 inches by 6 inches
	Missing Sections	An exterior fence, security fence or gate is missing a section which could threaten safety or security
Grounds	Erosion/Rutting Areas	Runoff has extensively displaced soils which has caused visible damage or potential failure to adjoining structures or threatens the safety of pedestrians or makes the grounds unusable
	Overgrown/Penetrating Vegetation	Vegetation has visibly damaged a component, area or system of the property or has made them unusable or unpassable
	Ponding/Site Drainage	There is an accumulation of more than 5 inches deep and/or a large section of the grounds-more than 20%-is unusable for its intended purpose due to poor drainage or ponding
Health & Safety	Air Quality - Sewer Odor Detected	Sewer odors that could pose a health risk if inhaled for prolonged periods
	*Air Quality - Propane/Natural Gas/Methane Gas Detected	Strong propane, natural gas or methane odors that could pose a risk of explosion/ fire and/or pose a health risk if inhaled
	*Electrical Hazards - Exposed Wires/Open Panels	Any exposed bare wires or openings in electrical panels (capped wires do not pose a risk)
	*Electrical Hazards - Water Leaks on/near Electrical Equipment	Any water leaking, puddling or ponding on or immediately near any electrical apparatus that could pose a risk of fire, electrocution or explosion
	Flammable Materials - Improperly Stored	Flammable materials are improperly stored, causing the potential risk of fire or explosion
	Garbage and Debris - Outdoors	Too much garbage has gathered-more than the planned storage capacity, or garbage has gathered in an area not sanctioned for staging or storing garbage or debris
	Hazards - Other	Any general defects or hazards that pose risk of bodily injury
Hazards - Sharp Edges	Hazards - Sharp Edges	Any physical defect that could cause cutting or breaking of human skin or other bodily harm
	Hazards - Tripping	Any physical defect in walkways or other travelled area that poses a tripping risk
	Infestation - Insects	Evidence of infestation of insects-including roaches and ants-throughout a unit or room, food preparation or storage area or other area of building substantial enough to present a health and safety risk
	Infestation - Rats/Mice/Vermis	Evidence of rats or mice-sightings, rat or mouse holes, or droppings substantial enough to present a health and safety risk
	Mailboxes/Project Signs	Mailbox Missing/Damaged
Signs Damaged		The project sign is not legible or readable because of deterioration or damage
Parking Lots/Driveways/Roads	Cracks	Cracks that are large enough to affect traffic ability over more than 5% of the property's parking lots/driveways/roads or pose a safety hazard
	Ponding	3 inches or more of water has accumulated making 5% or more of a parking lot/driveway unusable or unsafe
	Potholes/Loose Material	Potholes or loose material that have made a parking lot/driveway unusable/unpassable for vehicles and/or pedestrians or could cause tripping or falling
	Settlement/Heaving	Settlement/heaving has made a parking lot/driveway unusable/unpassable or creates unsafe conditions for pedestrians and vehicles
Play Areas and Equipment	Damaged/Broken Equipment	More than 20% of the equipment is broken or does not operate as it should or any item that poses a safety risk
	Deteriorated Play Area Surface	More than 20% of the play surface area shows deterioration or the play surface area could cause tripping or falling and thus poses a safety risk
Refuse Disposal	Broken/Damaged Enclosure-Inadequate Outside Storage Space	A single wall or gate of the enclosure has collapsed or is leaning and in danger of falling or trash cannot be stored in the designated area because it is too small to store refuse until disposal
Retaining Walls	Damaged/Falling/Leaning	A retaining wall is damaged and does not function as it should or is a safety risk
Storm Drainage	Damaged/Obstructed	The system is partially or fully blocked by a large quantity of debris, causing backup into adjacent areas or runoffs into areas where runoff is not intended
Walkways/Steps	Broken/Missing Hand Railing	The hand rail is missing, damaged, wobbly or otherwise unusable
	Cracks/Settlement/Heaving	Cracks, hinging/tilting or missing sections that affect traffic ability over more than 5% of the property's walkways/steps or any defect that creates a tripping or falling hazard
	Spalling/Exposed rebar	More than 5% of walkways have large areas of spalling-larger than 4 inches by 4 inches-that affects traffic ability

**Uniform Physical Condition Standards for Multifamily Housing Rehabilitation –
Requirements for Building Exterior**

Inspectable Item	Observable Deficiency	Type and Degree of Deficiency that must be addressed
Doors	Damaged Frames/Threshold/Lintels/Trim	Any door that is not functioning or cannot be locked because of damage to the frame, threshold, lintel or trim
	Damaged Hardware/Locks	Any door that does not function as it should or cannot be locked because of damage to the door's hardware
	Damaged Surface (Holes/Paint/Rusting/Glass)	Any door that has a hole or holes greater than 1 inch in diameter, significant peeling/cracking/no paint or rust that affects the integrity of the door surface, or broken/missing glass
	Damaged/Missing Screen/Storm/Security Door	Any screen door or storm door that is damaged or is missing screens or glass--shown by an empty frame or frames or any security door that is not functioning or is missing
	Deteriorated/Missing Caulking/Seals	The seals/caulking is missing on any entry door, or they are so damaged that they do not function as they should
	Missing Door	Any exterior door that is missing
Fire Escapes	*Blocked Egress/Ladders	Stored items or other barriers restrict or block people from exiting
	Visibly Missing Components	Any of the functional components that affect the function of the fire escape--one section of a ladder or railing, for example--are missing
Foundations	Cracks/Gaps	Large cracks in foundation more than 3/8 inches wide by 3/8 inches deep by 6 inches long that present a possible sign of a serious structural problem, or opportunity for water penetration or sections of wall or floor that are broken apart
	Spalling/Exposed Rebar	Significant spalled areas affecting more than 10% of any foundation wall or any exposed reinforcing material--rebar or other
Health and Safety	*Electrical Hazards - Exposed Wires/Open Panels	Any exposed bare wires or openings in electrical panels (capped wires do not pose a risk)
	*Electrical Hazards - Water Leaks on/near Electrical Equipment	Any water leaking, puddling or ponding on or immediately near any electrical apparatus that could pose a risk of fire, electrocution or explosion
	*Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable	The exit cannot be used or exit is limited because a door or window is nailed shut, a lock is broken, panic hardware is chained, debris, storage, or other conditions block exit
	Emergency Fire Exits - Missing Exit Signs	Exit signs that clearly identify all emergency exits are missing or there is no illumination in the area of the sign
	Flammable/Combustible Materials Improperly Stored	Flammable materials are improperly stored, causing the potential risk of fire or explosion
	Garbage and Debris - Outdoors	Too much garbage has gathered--more than the planned storage capacity or garbage has gathered in an area not sanctioned for staging or storing garbage or debris
	Hazards - Other	Any general defects or hazards that pose risk of bodily injury
	Hazards - Sharp Edges	Any physical defect that could cause cutting or breaking of human skin or other bodily harm
	Hazards - Tripping	Any physical defect in walkways or other travelled area that poses a tripping risk
	Infestation - Insects	Evidence of infestation of insects--including roaches and ants--throughout a unit or room, food preparation or storage area or other area of building substantial enough to present a health and safety risk
Infestation - Rats/Mice/Vermis	Evidence of rats or mice--sightings, rat or mouse holes, or droppings substantial enough to present a health and safety risk	
Lighting	Broken Fixtures/Bulbs	10% or more of the lighting fixtures and bulbs surveyed are broken or missing
Roofs	Damaged Soffits/Fascia	Soffits or fascia that should be there are missing or so damaged that water penetration is visibly possible
	Damaged Vents	Vents are missing or so visibly damaged that further roof damage is possible
	Damaged/Clogged Drains	The drain is damaged or partially clogged with debris or the drain no longer functions
	Damaged/Torn Membrane/Missing Ballast	Ballast has shifted and no longer functions as it should or there is damage to the roof membrane that may result in water penetration
	Missing/Damaged Components from Downspout/Gutter	Drainage system components are missing or damaged causing visible damage to the roof, structure, exterior wall surface, or interior
	Missing/Damaged Shingles	Roofing shingles are missing or damaged enough to create a risk of water penetration
	Ponding	Evidence of standing water on roof, causing potential or visible damage to roof surface or underlying materials

Walls	Cracks/Gaps	Any large crack or gap that is more than 3/8 inches wide or deep and 6 inches long that presents a possible sign of serious structural problem or opportunity for water penetration
	Damaged Chimneys	Part or all of the chimney has visibly separated from the adjacent wall or there are cracked or missing pieces large enough to present a sign of chimney failure or there is a risk of falling pieces that could create a safety hazard
	Missing/Damaged Caulking/Mortar	Any exterior wall caulking or mortar deterioration that presents a risk of water penetration or risk of structural damage
	Missing Pieces/Holes/Spalling	Any exterior wall deterioration or holes of any size that present a risk of water penetration or risk of structural damage
	Stained/Peeling/Needs Paint	More than 20% of the exterior paint is peeling or paint is missing and siding surface is exposed thereby exposing siding to water penetration and deterioration
Windows	Broken/Missing/Cracked Panes	Any missing panes of glass or cracked panes of glass where the crack is either greater than 4" and/or substantial enough to impact the structural integrity of the window pane
	Damaged Sills/Frames/Lintels/Trim	Sills, frames, lintels, or trim are missing or damaged, exposing the inside of the surrounding walls and compromising its weather tightness
	Damaged/Missing Screens	Missing screens or screens with holes greater than 1 inch by 1 inch or tears greater than 2 inches in length
	Missing/Deteriorated Caulking/Seals/Glazing Compound	There are missing or deteriorated caulk or seals—with evidence of leaks or damage to the window or surrounding structure
	Peeling/Needs Paint	More than 20% of the exterior window paint is peeling or paint is missing and window frame surface is exposed thereby exposing window frame to water penetration and deterioration
	*Security Bars Prevent Egress	The ability to exit through egress window is limited by security bars that do not function properly and, therefore, pose safety risks

**Uniform Physical Condition Standards for Multifamily Housing Rehabilitation –
Requirements for Building Systems**

Inspectable Item	Observable Deficiency	Type and Degree of Deficiency that must be addressed
Domestic Water	Leaking Central Water Supply	Leaking water from water supply line is observed
	Missing Pressure Relief Valve	There is no pressure relief valve or pressure relief valve does not drain down to the floor
	Rust/Corrosion on Heater Chimney	The water heater chimney shows evidence of flaking, discoloration, pitting, or crevices that may create holes that could allow toxic gases to leak from the chimney
	Water Supply Inoperable	There is no running water in any area of the building where there should be
Electrical System	Blocked Access/Improper Storage	One or more fixed items or items of sufficient size and weight impede access to the building system's electrical panel during an emergency
	Burnt Breakers	Carbon residue, melted breakers or arcing scars are evident
	Evidence of Leaks/Corrosion	Any corrosion that affects the condition of the components that carry current or any stains or rust on the interior of electrical enclosures, or any evidence of water leaks in the enclosure or hardware
	Frayed Wiring	Any nicks, abrasion, or fraying of the insulation that exposes any conducting wire
	Missing Breakers/Fuses	Any open and/or exposed breaker port
	*Missing Outlet Covers	A cover is missing, which results in exposed visible electrical connections
Elevators	Not Operable	The elevator does not function at all or the elevator doors open when the cab is not there
Emergency Power	Auxiliary Lighting Inoperable (if applicable)	Auxiliary lighting does not function
Fire Protection	Missing Sprinkler Head	Any sprinkler head is missing, visibly disabled, painted over, blocked, or capped
	*Missing/Damaged/Expired Extinguishers	There is missing, damaged or expired fire extinguisher in any area of the building where a fire extinguisher is required
Health & Safety	Air Quality - Mold and/or Mildew Observed	Evidence of mold or mildew is observed that is substantial enough to pose a health risk
	*Air Quality - Propane/Natural Gas/Methane Gas Detected	Strong propane, natural gas or methane odors that could pose a risk of explosion/fire and/or pose a health risk if inhaled
	Air Quality - Sewer Odor Detected	Sewer odors that could pose a health risk if inhaled for prolonged periods
	*Electrical Hazards - Exposed Wires/Open Panels	Any exposed bare wires or openings in electrical panels (capped wires do not pose a risk)
	*Electrical Hazards - Water Leaks on/near Electrical Equipment	Any water leaking, puddling or ponding on or immediately near any electrical apparatus that could pose a risk of fire, electrocution or explosion
	Elevator - Tripping	An elevator is misaligned with the floor by more than 3/4 of an inch. The elevator does not level as it should, which causes a tripping hazard

	*Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable	The exit cannot be used or exit is limited because a door or window is nailed shut, a lock is broken, panic hardware is chained, debris, storage, or other conditions block exit
	Emergency Fire Exits - Missing Exit Signs	Exit signs that clearly identify all emergency exits are missing or there is no illumination in the area of the sign
	Flammable Materials - Improperly Stored	Flammable materials are improperly stored, causing the potential risk of fire or explosion
	Garbage and Debris - Indoors	Too much garbage has gathered—more than the planned storage capacity or garbage has gathered in an area not sanctioned for staging or storing garbage or debris
	Hazards - Other	Any general defects or hazards that pose risk of bodily injury
	Hazards - Sharp Edges	Any physical defect that could cause cutting or breaking of human skin or other bodily harm
	Hazards – Tripping Hazards	Any physical defect in walkways or other travelled area that poses a tripping risk
	Infestation - Insects	Evidence of infestation of insects—including roaches and ants—throughout a unit or room, food preparation or storage area or other area of building substantial enough to present a health and safety risk
	Infestation - Rats/Mice/Vermin	Evidence of rats or mice—sightings, rat or mouse holes, or droppings substantial enough to present a health and safety risk
HVAC	Boiler/Pump Leaks	Evidence of water or steam leaking in piping or pump packing
	Fuel Supply Leaks	Evidence of any amount of fuel leaking from the supply tank or piping
	General Rust/Corrosion	Significant formations of metal oxides, significant flaking, discoloration, or the development of a noticeable pit or crevice
	*Misaligned Chimney/Ventilation System	A misalignment of an exhaust system on a combustion fuel-fired unit (oil, natural gas, propane, wood pellets etc.) that causes improper or dangerous venting of gases
Roof Exhaust System	Roof Exhaust Fan(s) Inoperable	The roof exhaust fan unit does not function
Sanitary System	Broken/Leaking/Clogged Pipes or Drains	Evidence of active leaks in or around the system components or evidence of standing water, puddles or ponding—a sign of leaks or clogged drains
	Missing Drain/Cleanout/Manhole Covers	A protective cover is missing

Uniform Physical Condition Standards for Multifamily Housing Rehabilitation – Requirements for Common Areas

Inspectable Item	Observable Deficiency	Type and Degree of Deficiency that must be addressed
Basement/Garage/Carport	Baluster/Side Railings - Damaged	Any damaged or missing balusters or side rails that limit the safe use of an area
Closet/Utility/Mechanical	Cabinets - Missing/Damaged	10% or more of cabinet, doors, or shelves are missing or the laminate is separating
Community Room	Call for Aid - Inoperable	The system does not function as it should
Halls/Corridors/Stairs	Ceiling - Holes/Missing Tiles/Panels/Cracks	Any holes in ceiling, missing tiles or large cracks wider than 1/4 of an inch and greater than 11 inches long
Kitchen	Ceiling - Peeling/Needs Paint	More than 10% of ceiling has peeling paint or is missing paint
Laundry Room	Ceiling - Water Stains/Water Damage/Mold/Mildew	Evidence of a leak, mold or mildew—such as a darkened area—over a ceiling area greater than 1 foot square
Lobby	Countertops - Missing/Damaged	10% or more of the countertop working surface is missing, deteriorated, or damaged below the laminate—not a sanitary surface to prepare food
Office	Dishwasher/Garbage Disposal - Inoperable	The dishwasher or garbage disposal does not operate as it should
Other Community Spaces	Doors - Damaged Frames/Threshold/Lintels/Trim	Any door that is not functioning or cannot be locked because of damage to the frame, threshold, lintel or trim
Patio/Porch/Balcony	Doors - Damaged Hardware/Locks	Any door that does not function as it should or cannot be locked because of damage to the door's hardware
Restrooms	Doors - Damaged Surface (Holes/Paint/Rust/Glass)	Any door that has a hole or holes greater than 1 inch in diameter, significant peeling/cracking/no paint or rust that affects the integrity of the door surface, or broken/missing glass
Storage	Doors - Damaged/Missing Screen/Storm/Security Door	Any screen door or storm door that is damaged or is missing screens or glass—shown by an empty frame or frames or any security door that is not functioning or is missing
	Doors - Deteriorated/Missing Seals (Entry Only)	The seals/caulking is missing on any entry door, or they are so damaged that they do not function as they should
	Doors - Missing Door	Any door that is missing that is required for the functional use of the space
	Dryer Vent - Missing/Damaged/Inoperable	The dryer vent is missing or it is not functioning because it is blocked. Dryer exhaust is not effectively vented to the outside

Electrical - Blocked Access to Electrical Panel	One or more fixed items or items of sufficient size and weight impede access to the building system's electrical panel during an emergency
Electrical - Burnt Breakers	Carbon residue, melted breakers or arcing scars are evident
Electrical - Evidence of Leaks/Corrosion	Any corrosion that affects the condition of the components that carry current or any stains or rust on the interior of electrical enclosures or any evidence of water leaks in the enclosure or hardware
Electrical - Frayed Wiring	Any scratches, abrasion, or fraying of the insulation that exposes any conducting wire
Electrical - Missing Breakers	Any open and/or exposed breaker port
*Electrical - Missing Covers	A cover is missing, which results in exposed visible electrical connections
Floors - Bulging/Buckling	Any flooring that is bulging, buckling or sagging or a problem with alignment between flooring types
Floors - Floor Covering Damaged	More than 10% of floor covering has stains, surface burns, shallow cuts, small holes, tears, loose areas or exposed seams.
Floors - Missing Floor/Tiles	More than 5% of the flooring or tile flooring is missing
Floors - Peeling/Needs Paint	Any painted flooring that has peeling or missing paint on more than 10% of the surface
Floors - Rot/Deteriorated Subfloor	Any rotted or deteriorated subflooring greater than 6 inches by 6 inches
Floors - Water Stains/Water Damage/Mold/Mildew	Evidence of a leak, mold or mildew--such as a darkened area--covering a flooring area greater than 1 foot square
GFI - Inoperable	The GFI does not function
Graffiti	Any graffiti on any exposed surface greater than 6 inches by 6 inches
HVAC - Convection/Radiant Heat System Covers Missing/Damaged	Cover is missing or substantially damaged, allowing contact with heating/surface elements or associated fans
HVAC - General Rust/Corrosion	Significant formations of metal oxides, flaking, or discoloration--or a pit or crevice
HVAC - Inoperable	HVAC does not function. It does not provide the heating and cooling it should. The system does not respond when the controls are engaged
*HVAC - Misaligned Chimney/Ventilation System	Any misalignment that may cause improper or dangerous venting of gases
HVAC - Noisy/Vibrating/Leaking	HVAC system shows signs of abnormal vibrations, other noise, or leaks when engaged
Lavatory Sink - Damaged/Missing	Sink has extensive discoloration or cracks in over 50% of the basin or the sink or associated hardware have failed or are missing and the sink can't be used
Lighting - Missing/Damaged/Inoperable Fixture	More than 10% of the permanent lighting fixtures are missing or damaged so they do not function
Mailbox - Missing/Damaged	The U.S Postal Service mailbox cannot be locked or is missing
*Outlets/Switches/Cover Plates - Missing/Broken	Outlet or switch is missing or a cover plate is missing or broken, resulting in exposed wiring
Pedestrian/Wheelchair Ramp	A walkway or ramp is damaged and cannot be used by people on foot, in wheelchair, or using walkers
Plumbing - Clogged Drains	Drain is substantially or completely clogged or has suffered extensive deterioration
Plumbing - Leaking Faucet/Pipes	A steady leak that is adversely affecting the surrounding area
Range Hood /Exhaust Fans - Excessive Grease/Inoperable	A substantial accumulation of dirt or grease that threatens the free passage of air
Range/Stove - Missing/Damaged/Inoperable	One or more burners are not functioning or doors or drawers are impeded or on gas ranges pilot is out and/or flames are not distributed equally or oven not functioning
Refrigerator - Damaged/Inoperable	The refrigerator has an extensive accumulation of ice or the seals around the doors are deteriorated or is damaged in any way which substantially impacts its performance
Restroom Cabinet - Damaged/Missing	Damaged or missing shelves, vanity top, drawers, or doors that are not functioning as they should for storage or their intended purpose
Shower/Tub - Damaged/Missing	Any cracks in tub or shower through which water can pass or extensive discoloration over more than 20% of tub or shower surface or tub or shower is missing
Sink - Missing/Damaged	Any cracks in sink through which water can pass or extensive discoloration over more than 10% of the sink surface or sink is missing

	*Smoke Detector - Missing/Inoperable	Smoke detector is missing or does not function as it should
	Stairs - Broken/Damaged/Missing Steps	A step is missing or broken
	Stairs - Broken/Missing Hand Railing	The hand rail is missing, damaged, wobbly or otherwise unusable
	Ventilation/Exhaust System - Inoperable	exhaust fan is not functioning or window designed for ventilation does not open
	Walls - Bulging/Buckling	Bulging, buckling or sagging walls or a lack of horizontal alignment
	Walls - Damaged	Any hole in wall greater than 2 inches by 2 inches
	Walls - Damaged/Deteriorated Trim	10% or more of the wall trim is damaged
	Walls - Peeling/Needs Paint	10% or more of interior wall paint is peeling or missing
	Walls - Water Stains/Water Damage/Mold/Mildew	Evidence of a leak, mold or mildew--such as a common area--covering a wall area greater than 1 foot square
	Water Closet/Toilet - Damaged/Clogged/Missing	Fixture elements--seat, flush handle, cover etc.--are missing or damaged or the toilet seat is cracked or has a broken hinge or toilet cannot be flushed
	Windows - Cracked/Broken/Missing Panes	Any missing panes of glass or cracked panes of glass where the crack is either greater than 4" and/or substantial enough to impact the structural integrity of the window pane
	Windows - Damaged Window Sill	The sill is damaged enough to expose the inside of the surrounding walls and compromise its weather tightness
	Windows - Inoperable/Not Lockable	Any window that is not functioning or cannot be secured because lock is broken
	Windows - Missing/Deteriorated Caulking/Seals/Glazing Compound	There are missing or deteriorated caulk or seals--with evidence of leaks or damage to the window or surrounding structure
	Windows - Peeling/Needs Paint	More than 10% of interior window paint is peeling or missing
	*Windows - Security Bars Prevent Egress	The ability to exit through the window is limited by security bars that do not function properly and, therefore, pose safety risks
Health & Safety	Air Quality - Mold and/or Mildew Observed	Evidence of mold or mildew is observed that is substantial enough to pose a health risk
	*Air Quality - Propane/Natural Gas/Methane Gas Detected	Strong propane, natural gas or methane odors that could pose a risk of explosion/fire and/or pose a health risk if inhaled
	Air Quality - Sewer Odor Detected	Sewer odors that could pose a health risk if inhaled for prolonged periods
	*Electrical Hazards - Exposed Wires/Open Panels	Any exposed bare wires or openings in electrical panels (capped wires do not pose a risk)
	*Electrical Hazards - Water Leaks on/near Electrical Equipment	Any water leaking, puddling or ponding on or immediately near any electrical apparatus that could pose a risk of fire, electrocution or explosion
	*Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable	The exit cannot be used or exit is limited because a door or window is nailed shut, a lock is broken, panic hardware is chained, debris, storage, or other conditions block exit
	Emergency Fire Exits - Missing Exit Signs	Exit signs that clearly identify all emergency exits are missing or there is no illumination in the area of the sign
	Flammable/Combustible Materials Improperly Stored	Flammable or combustible materials are improperly stored, causing the potential risk of fire or explosion
	Garbage and Debris - Indoors	Too much garbage has gathered--more than the planned storage capacity or garbage has gathered in an area not sanctioned for staging or storing garbage or debris
	Garbage and Debris - Outdoors	Too much garbage has gathered--more than the planned storage capacity or garbage has gathered in an area not sanctioned for staging or storing garbage or debris
	Hazards - Other	Any general defects or hazards that pose risk of bodily injury
	Hazards - Sharp Edges	Any physical defect that could cause cutting or breaking of human skin or other bodily harm
	Hazards - Tripping	Any physical defect in walkways or other travelled area that poses a tripping risk
	Infestation - Insects	Evidence of infestation of insects--including roaches and ants--throughout a unit or room, food preparation or storage area or other area of building substantial enough to present a health and safety risk
	Infestation - Rats/Mice/Vermis	Evidence of rats or mice--sightings, rat or mouse holes, or droppings substantial enough to present a health and safety risk
Pools and Related Structures	Fencing - Damaged/Not Intact	Any damage that could compromise the integrity of the fence

Trash Collection Areas	Chutes - Damaged/Missing Components	Garbage has backed up into chutes, because the collection structure is missing or broken or compactors or components--chute, chute door, and other components--have failed
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Uniform Physical Condition Standards for Multifamily Housing Rehabilitation – Requirements for Unit

Inspectable Item	Observable Deficiency	Type and Degree of Deficiency that must be addressed
Bathroom	Bathroom Cabinets - Damaged/Missing	Damaged or missing shelves, vanity tops, drawers, or doors that are not functioning as they should for storage or their intended purpose
	Lavatory Sink - Damaged/Missing	Any cracks in sink through which water can pass or extensive discoloration over more than 10% of the sink surface or sink is missing
	Plumbing - Clogged Drains, Faucets	Drain or faucet is substantially or completely clogged or has suffered extensive deterioration
	Plumbing - Leaking Faucet/Pipes	A steady leak that is adversely affecting the surrounding area
	Shower/Tub - Damaged/Missing	Any cracks in tub or shower through which water can pass or extensive discoloration over more than 20% of tub or shower surface or tub or shower is missing
	Ventilation/Exhaust System – Absent/Inoperable	exhaust fan is not functioning or window designed for ventilation does not open
	Water Closet/Toilet - Damaged/Clogged/Missing	Fixture elements--seat, flush handle, cover etc.--are missing or damaged or the toilet seat is cracked or has a broken hinge or toilet cannot be flushed
Call-for-Aid (if applicable)	Inoperable	The system does not function as it should
Ceiling	Bulging/Buckling/Leaking	Bulging, buckling or sagging ceiling or problem with alignment
	Holes/Missing Tiles/Panels/Cracks	Any holes in ceiling, missing tiles or large cracks wider than 1/4 of an inch and greater than 6 inches long
	Peeling/Needs Paint	More than 10% of ceiling has peeling paint or is missing paint
	Water Stains/Water Damage/Mold/Mildew	Evidence of a leak, mold or mildew--such as a darkened area--over a ceiling area greater than 1 foot square
Doors	Damaged Frames/Threshold/Lintels/Trim	Any door that is not functioning or cannot be locked because of damage to the frame, threshold, lintel or trim
	Damaged Hardware/Locks	Any door that does not function as it should or cannot be locked because of damage to the door's hardware
	Damaged/Missing Screen/Storm/Security Door	Any screen door or storm door that is damaged or is missing screens or glass--shown by an empty frame or frames or any security door that is not functioning or is missing
	Damaged Surface - Holes/Paint/Rusting/Glass/Rotting	Any door that has a hole or holes greater than 1 inch in diameter, significant peeling/cracking/no paint or rust that affects the integrity of the door surface, or broken/missing glass
	Deteriorated/Missing Seals (Entry Only)	The seals/caulking is missing on any entry door, or they are so damaged that they do not function as they should
	Missing Door	Any door that is required for security (entry) or privacy (Bathroom) that is missing or any other unit door that is missing and is required for proper unit functionality
Electrical System	Blocked Access to Electrical Panel	One or more fixed items or items of sufficient size and weight impede access to the building system's electrical panel during an emergency
	Burnt Breakers	Carbon residue, melted breakers or arcing scars are evident
	Evidence of Leaks/Corrosion	Any corrosion that affects the condition of the components that carry current or any stains or rust on the interior of electrical enclosures or any evidence of water leaks in the enclosure or hardware
	Frayed Wiring	Any scratches, abrasion, or fraying of the insulation that exposes any conducting wire
	GFI - Inoperable	The GFI does not function
	Missing Breakers/Fuses	Any open and/or exposed breaker port
	*Missing Covers	A cover is missing, which results in exposed visible electrical connections
Floors	Bulging/Buckling	Any flooring that is bulging, buckling or sagging or a problem with alignment between flooring types
	Floor Covering Damage	More than 10% of floor covering has stains, surface burns, shallow cuts, small holes, tears, loose areas or exposed seams.
	Missing Flooring Tiles	Any flooring or tile flooring that is missing
	Peeling/Needs Paint	Any painted flooring that has peeling or missing paint on more than 10% of the surface

	Rot/Deteriorated Subfloor	Any rotted or deteriorated subflooring greater than 6 inches by 6 inches
	Water Stains/Water Damage/Mold/Mildew	Evidence of a leak, mold or mildew—such as a darkened area—covering a flooring area greater than 1 foot square
Health & Safety	Air Quality - Mold and/or Mildew Observed	Evidence of mold or mildew is observed that is substantial enough to pose a health risk
	Air Quality - Sewer Odor Detected	Sewer odors that could pose a health risk if inhaled for prolonged periods
	*Air Quality - Propane/Natural Gas/Methane Gas Detected	Strong propane, natural gas or methane odors that could pose a risk of explosion/ fire and/or pose a health risk if inhaled
	*Electrical Hazards - Exposed Wires/Open Panels	Any exposed bare wires or openings in electrical panels (capped wires do not pose a risk)
	*Electrical Hazards - Water Leaks on/near Electrical Equipment	Any water leaking, puddling or ponding on or immediately near any electrical apparatus that could pose a risk of fire, electrocution or explosion
	*Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable	The exit cannot be used or exit is limited because a door or window is nailed shut, a lock is broken, panic hardware is chained, debris, storage, or other conditions block exit
	Emergency Fire Exits - Missing Exit Signs	Exit signs that clearly identify all emergency exits are missing or there is no illumination in the area of the sign
	Flammable Materials - Improperly Stored	Flammable materials are improperly stored, causing the potential risk of fire or explosion
	Garbage and Debris - Indoors	Too much garbage has gathered—more than the planned storage capacity or garbage has gathered in an area not sanctioned for staging or storing garbage or debris
	Garbage and Debris - Outdoors	Too much garbage has gathered—more than the planned storage capacity or garbage has gathered in an area not sanctioned for staging or storing garbage or debris
	Hazards - Other	Any general defects or hazards that pose risk of bodily injury
	Hazards - Sharp Edges	Any physical defect that could cause cutting or breaking of human skin or other bodily harm
	Hazards - Tripping	Any physical defect in walkways or other travelled area that poses a tripping risk
	Infestation - Insects	Evidence of infestation of insects—including roaches and ants—throughout a unit or room, food preparation or storage area or other area of building substantial enough to present a health and safety risk
	Infestation - Rats/Mice/Vermis	Evidence of rats or mice—sightings, rat or mouse holes, or droppings substantial enough to present a health and safety risk
Hot Water Heater	*Misaligned Chimney/Ventilation System	Any misalignment that may cause improper or dangerous venting of gases
	Inoperable Unit/Components	Hot water from hot water taps is no warmer than room temperature indicating hot water heater is not functioning properly
	Leaking Valves/Tanks/Pipes	There is evidence of active water leaks from hot water heater or related components
	Pressure Relief Valve Missing	There is no pressure relief valve or pressure relief valve does not drain down to the floor
	Rust/Corrosion	Significant formations of metal oxides, flaking, or discoloration—or a pit or crevice
HVAC System	Convection/Radiant Heat System Covers Missing/Damaged	Cover is missing or substantially damaged, allowing contact with heating/surface elements or associated fans
	Inoperable	HWAC does not function. It does not provide the heating and cooling it should. The system does not respond when the controls are engaged
	Misaligned Chimney/Ventilation System	Any misalignment that may cause improper or dangerous venting of gases
	Noisy/Vibrating/Leaking	The HWAC system shows signs of abnormal vibrations, other noise, or leaks when engaged
	Rust/Corrosion	Deterioration from rust or corrosion on the HWAC system in the dwelling unit
Kitchen	Cabinets - Missing/Damaged	10% or more of cabinet, doors, or shelves are missing or the laminate is separating
	Countertops - Missing/Damaged	10% or more of the countertop working surface is missing, deteriorated, or damaged below the laminate -- not a sanitary surface to prepare food
	Dishwasher/Garbage Disposal - Inoperable	The dishwasher or garbage disposal does not operate as it should
	Plumbing - Clogged Drains	Drain is substantially or completely clogged or has suffered extensive deterioration
	Plumbing - Leaking Faucet/Pipes	A steady leak that is adversely affecting the surrounding area

	Range Hood/Exhaust Fans - Excessive Grease/Inoperable	A substantial accumulation of dirt or grease that threatens the free passage of air
	Range/Stove - Missing/Damaged/Inoperable	One or more burners are not functioning or doors or drawers are impeded or on gas ranges pilot is out and/or flames are not distributed equally or oven not functioning
	Refrigerator- Missing/Damaged/Inoperable	The refrigerator has an extensive accumulation of ice or the seals around the doors are deteriorated or is damaged in any way which substantially impacts its performance
	Sink - Damaged/Missing	Any cracks in sink through which water can pass or extensive discoloration over more than 10% of the sink surface or sink is missing
Laundry Area (Room)	Dryer Vent - Missing/Damaged/Inoperable	The dryer vent is missing or it is not functioning because it is blocked. Dryer exhaust is not effectively vented to the outside
Lighting	Missing/Inoperable Fixture	A permanent light fixture is missing or not functioning, and no other switched light source is functioning in the room
Outlets/Switches	Missing	An outlet or switch is missing
	*Missing/Broken Cover Plates	An outlet or switch has a broken cover plate over a junction box or the cover plate is missing
Patio/Porch/Balcony	Baluster/Side Railings Damaged	Any damaged or missing balusters or side rails that limit the safe use of an area
Smoke Detector	*Missing/Inoperable	Smoke detector is missing or does not function as it should
Stairs	Broken/Damaged/Missing Steps	A step is missing or broken
	Broken/Missing Hand Railing	The hand rail is missing, damaged, wobbly or otherwise unusable
Walls	Bulging/Buckling	Bulging, buckling or sagging walls or a lack of horizontal alignment
	Damaged	Any hole in wall greater than 2 inches by 2 inches
	Damaged/Deteriorated Trim	10% or more of the wall trim is damaged
	Peeling/Needs Paint	10% or more of interior wall paint is peeling or missing
	Water Stains/Water Damage/Mold/Mildew	Evidence of a leak, mold or mildew covering a wall area greater than 1 foot square
Windows	Cracked/Broken/Missing Panes	Any missing panes of glass or cracked panes of glass where the crack is either greater than 4" and/or substantial enough to impact the structural integrity of the window pane
	Damaged Window Sill	The sill is damaged enough to expose the inside of the surrounding walls and compromise its weather tightness
	Missing/Deteriorated Caulking/Seals/Glazing Compound	There are missing or deteriorated caulk or seals--with evidence of leaks or damage to the window or surrounding structure
	Inoperable/Not Lockable	Any window that is not functioning or cannot be secured because lock is broken
	Peeling/Needs Paint	More than 10% of interior window paint is peeling or missing
	*Security Bars Prevent Egress	The ability to exit through the window is limited by security bars that do not function properly and, therefore, pose safety risks

9. Resale or Recapture Guidelines. Below, the grantee must enter (or attach) a description of the guidelines that will be used for resale or recapture of HTF funds when used to assist first-time homebuyers. If the grantee will not use HTF funds to assist first-time homebuyers, enter "N/A".

N/A

10. HTF Affordable Homeownership Limits. If the grantee intends to use HTF funds for homebuyer assistance and does not use the HTF affordable homeownership limits for the area provided by HUD, it must determine 95 percent of the median area purchase price and set forth the information in accordance with §93.305. If the grantee will not use HTF funds to assist first-time homebuyers, enter "N/A".

The grantee has determined its own affordable homeownership limits using the methodology described in § 93.305(a)(2) and the limits are attached.

11. Grantee Limited Beneficiaries or Preferences. Describe how the grantee will limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population to serve unmet needs identified in its consolidated plan or annual action plan. If the grantee will not limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population, enter "N/A."

Any limitation or preference must not violate nondiscrimination requirements in § 93.350, and the grantee must not limit or give preferences to students. The grantee may permit rental housing owners to limit tenants or give a preference in accordance with § 93.303(d)(3) only if such limitation or preference is described in the action plan.

Any limitation or preference must not violate nondiscrimination requirements in § 93.350, and the grantee must not limit or give preferences to students. The grantee may permit rental housing owners to limit tenants or give a preference in accordance with § 93.303(d)(3) only if such limitation or preference is described in the action plan.

DHCD will give scoring preference to projects that will include more than the minimum 504 units and also to those that target special needs population. Targeting units to special needs populations has been identified as a need and a goal in the annual action plan.

12. Refinancing of Existing Debt. Enter or attach the grantee's refinancing guidelines below. The guidelines describe the conditions under which the grantee will refinance existing debt. The grantee's refinancing guidelines must, at minimum, demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum

level of rehabilitation per unit or a required ratio between rehabilitation and refinancing. If the grantee will not refinance existing debt, enter "N/A."

Not applicable.

Discussion:

Please see the Affordable and Special Needs program guidelines and/or the Action Plan methods of distribution for more details.

Attachments

Citizen Participation Comments

Submission Format	Name	Org.	Comment:
Email	Sister David Ann Niski	Housing and Development Corporation of Hampton Roads	Housing and Development Corporation of Hampton Roads' Mission is to provide quality, affordable RENTAL housing opportunities in safe neighborhoods on the Virginia Peninsula to low-income individuals and families and the disabled. HDCofHR is lead, governed by an executes its Mission with a volunteer Board. The only paid staff is the Property Manager. 6/30/22 the total income was \$338,567 and the total expenses were \$242,328. Because of its limited finances and the limited housing stock it is only able to purchase ONE HOME A YEAR. HDCofHR purchased it first home in 2008. It now owns a 13-unit apartment building, a duplex, 14 single-family houses and two condominiums. HDCofHR only needs to purchase small houses for single individuals or single mothers with a few small children. DHCD would probably consider what we do as not being impactful and yet if you think of the first house it purchased for a mother with schizophrenia and her daughter, two people have been living for 15 years, 5,375 days in quality affordable housing.
DHCD Response: The Affordable and Special Needs Housing (ASNH) program currently allows projects that have at least five units. The program also allows scattered site rehab projects as long as there are under one financing package and will meet the rehab requirements and standards.			
Email	Asrat Gebre	Hope Community Builders	Allowable costs. A loan may be provided to cover project costs necessary to determine project feasibility (including costs of an initial feasibility study), consulting fees, costs of preliminary financial applications, legal fees, architectural fees, engineering fees, engagement of a development team, option to acquire property, site control and title clearance. General operational expenses of the community housing development organization are not allowable costs.
DHCD Response: Project soft costs are allowable ASNH cost. Community housing development organizations (CHDO) may also apply for CHDO operating assistance to cover organizational costs. Project cost are not allowable CHDO operating costs.			
Input Session	Brenda Hicks	HOME Virginia	[Down payment assistance program] guidelines are restricting the use of the funding, and finding affordable housing is very difficult. For down payment assistance, \$10,000 is not enough.
DHCD Response: DHCD plans to reevaluate assistance caps for the 2024 - 2025 program year.			
Input Session	Asrat Gebre	Hope Community Builders	Regarding Unit cost and construction scale: The present scheme is an allocation of \$500,000.00 to build 8 units. How about considering \$800,000 to build 16 units, bringing the cost per unit subsidy to \$50,000 instead of \$62,500 for 8 units as is now.
DHCD Response: The ASNH program currently allows up to \$700,000 per project per funding source (\$900,000 if it includes supportive housing units). Applicants can request multiple funding sources for a total of \$2,100,000 in HOME, Virginia Housing Trust Funds, and National Housing Trust Funds (up to \$2,400,000 if the project includes supportive housing units).			
Email	Julie Anderson	Virginia Supportive Housing	I know this is a HOME reg and not a DHCD decision, but any input you can submit around allowing HOME funds to be used in a project more than once would be helpful. If the intent of HOME is to preserve affordable housing as well as develop new affordable housing, then the funds should be available for the lifespan of a property. The funds need the ability to be forgiven after the initial 15 year compliance period then be able to be committed to the project again or every 15 years in line the LIHTC schedule for rehabbing projects. If HOME funds are committed to the initial deal without considering rehabbing in the future, it is a short-sighted use of funds and in some ways allowing for the future failure of the funds.
DHCD Response: HOME regulation and DHCD policies currently allow for the loan of a project funded with HOME funds to be forgiven the project and recapitalize with HOME funds once the HUD required affordability period ends.			

Input Session	Overton McGehee	Habitat Virginia	I hope you will put a lot of home funds into down payment assistance. That is something that is available to homeownership and rural areas. It's harder to get a SNH funds into home ownership and rural areas. Thank you.
DHCD Response: \$1,500,000 of the 2023-2024 HOME funds will be used for downpayment and closing costs assistance. Additionally, homebuyer projects are allowable through the ASNH program.			
Email	Nicholas Morris	Town of Chatham	Recommended Priorities: 1) Emergency Solutions Grant and 2) Community Development
DHCD Response: DHCD's Consolidated Plan goals are as follows: 1.) increase access to affordable and safe housing, 2.) decrease the number of individuals and families experiencing homelessness and housing instability, and 3.) creating competitive and sustainable communities.			

Grantee Unique Appendices

Virginia Department of Housing and Community Development Rehabilitation Standards

I. PURPOSE OF STANDARDS

- A All states must establish rehabilitation standards that all HOME and National Housing Trust Funds (NHTF)-assisted housing undergoing rehabilitation must meet at the time of project completion, pursuant to the NHTF implementing regulations at [24 CFR 93.301\(b\)](#). The requirements found at 24 CFR 93.301(b) outline the need to have rehabilitation standards that describe rehabilitation in enough detail on what work is required and how the work should be performed.
- B These Rehabilitation Standards are designed to outline the requirements for building rehabilitation for all DHCD funded housing projects including all DHCD Virginia Housing Trust Fund (VHTF), NHTF and HOME-funded rehabilitation projects. The Standards, though a requirement specifically to the development entity in direct receipt of DHCD funding, are written to provide guidance to all relevant members of a project development team.
- C The goal of the DHCD's rehabilitation programs (Affordable and Special Needs Housing and Indoor Plumbing and Rehabilitation) is to provide functional, safe, affordable and durable housing that meets the needs of the residents, tenants, and communities in which the housing is located. The purpose of the Rehabilitation Standards is to ensure that property rehabilitation puts each building in the best possible position to meet this goal over its extended life and that, at a minimum, all health and safety deficiencies are addressed.

II. STATE AND LOCAL CODES, ORDINANCES, AND ZONING REQUIREMENTS COMPLIANCE

- A All work undertaken in accordance with these standards shall comply with all applicable commonwealth of Virginia state and local codes, ordinances, and zoning requirements. A copy of the updated Virginia State Codes is located at: <https://www.dhcd.virginia.gov/building-and-fire-regulations-archives>.
- B The Virginia Uniform Statewide Building Code (USBC) contains the building regulations that must be complied with when constructing a new building, structure, or an addition to an existing building. They must also be used when maintaining or repairing an existing building or renovating or changing the use of a building or structure.
- C The USBC is comprised of three parts known as:
- [2018 Virginia Construction Code \(USBC, Part I\)](#)
 - [2018 Virginia Existing Building Code \(USBC, Part II\)](#)
 - [2018 Virginia Maintenance Code \(USBC, Part III\)](#)
 - [2018 Errata to the Virginia Building and Fire Regulations](#)

*2018 (EFFECTIVE JULY 1, 2021)

- D. All grantees, developers, contractors and designed professionals who engage in contracting on DHCD funded construction activities in the commonwealth of Virginia must be properly licensed or certified through the Virginia Department of Professional and Occupational Regulation (DPOR). In addition, the HTF grantee must demonstrate compliance with all state and local codes through project affiliation with professional design team drawing certifications (e.g. architectural design stamp) and/or other approved methods.
- E. All Project Design Professionals associated with the project must be properly licensed or certified Virginia DPOR.
- F. The project developer will formally contract with licensed architectural and engineering design professionals to provide appropriate professional services for each project. It is the responsibility of each licensed professional to assure that the scope of work is done in accordance with the generally accepted practices in their discipline, as well as designing the project to be in full conformance with all the applicable Federal, State and local codes.
- G. In addition, the architect or engineer will provide contract specifications which stipulate quality standards, materials choices and installation methods and standards. Such specifications may reference other appropriate standards set by different trades associations and testing agencies such as ASTM, Underwriters Laboratory (UL), Tile Council of America, Gypsum National Roofing Contractors Association (NRCA) Architectural Woodwork Institute, SMACNA, ASTM, AFME, etc.
- H. Warranties shall be required per the standard construction contracts on all materials, equipment and workmanship.

III HEALTH AND SAFETY

- A. If the housing is occupied at the time of rehabilitation, any life-threatening deficiencies must be identified and addressed immediately. See the attached listing (Attachment I) of Inspectable Items and Observable Deficiencies, including the identification of life-threatening deficiencies for the property site, building exterior, building systems, common areas, and units.
- B. Energy related health and safety actions are those actions necessary to maintain the physical well-being of the occupants.
- C. ASHRAE 62.2 ventilation standard is required (where applicable).
- D. All grantees, sub-recipients developers, contractors must address potential life threatening deficiencies as well as educate clients on any potential dangers existing in their housing unit if the housing is occupied at the time of rehabilitation. Potential life threatening deficiencies and common client education topics include, but are not limited to:
 - 1) Combustion—if a heating system is present that requires combustion air, the client must be educated on the importance of keeping combustion air vents free and uncovered. Clients must also be informed if there are unsafe conditions that are discovered during the combustion appliance testing and be instructed not to operate it until it is repaired or replaced. All conditions must be corrected by the property rehabilitation activities.
 - 2) Smoke and Carbon Monoxide Detectors – clients should be shown how to test and replace the batteries.
 - 3) Unvented Space Heaters – unvented space heaters should be removed whenever possible. Clients should be educated on the dangers of fuel-fired unvented space heater.
 - 4) Materials testing positive or assumed to contain asbestos should be identified and revealed to the

client. Further instruction must be given on how to avoid disturbing such material, especially when it is friable.

- 5) Moisture and mold – clients should be instructed on how to remove excess moisture from the dwelling (e.g., exhaust fans when taking showers or cooking).
 - 6) Power supply inspections, repair, or upgrades
 - 7) Inspection for gas leaks
 - 8) Inspection for adequate combustion air for combustion heating appliances
 - 9) Draft and pressure tests for combustion appliances
 - 10) Inspection of vent systems, to include the chimney
 - 11) Inspection for adequate clearance from combustibles
 - 12) Inspection of safety controls on combustion appliances
- E. Existing Client Health Problems – If the housing is occupied at the time of rehabilitation all grantees, developers, contractors are required to ask clients if there are existing health problems that may impact the services that can be provided and evaluate the potential to aggravate pre-existing health conditions. These problems will be documented and care will be taken to avoid exacerbating the problem.
- F. A health and safety inspection must be completed as part of the Energy Audit (when conducted) or prior to re-occupancy of any after-rehab unit. The inspection may include, but is not limited to, the following:
- 1) Blower door testing for minimum ventilation rates (mvr) inspection and testing for unacceptable levels of carbon monoxide in the flue and ambient areas
- G. All federal, state and local rules, regulations, and guidelines are applicable to all grantees, developers, contractors. This includes health and safety rules and regulations as mandated by the federal Occupational Safety and Health Administration (OSHA) as well as by the Virginia Department of Labor and Industry (DOLI) and the Virginia Occupational Safety and Health (VOSH).
- H. Health and safety practices apply to motor vehicle operation in addition to actual rehabilitation activities. Unauthorized drivers or untrained equipment operators can imperil a contractor's licensing.
- I. Tools and equipment should be properly used, maintained, and stored. Vehicles should receive regular care and maintenance. Proper documentation regarding warranties, routine maintenance records, repairs, etc. is a critical aspect of acceptable safety practices.
- J. Work must be done in such a manner as to protect workers and clients as much as possible.

IV. DISASTER MITIGATION

- A. To the extent applicable/relevant, the housing must be improved to mitigate the potential impact of potential disasters (e.g. earthquakes, hurricanes, floods, wildfires) in accordance with state or local codes, ordinances, and requirements, or such other requirements that HUD may establish.
- B. Specifically regarding flood hazards, the most relevant potential natural disaster for the commonwealth of Virginia:
- Projects funded with only HOME funds shall meet FEMA federal regulation, and HUDs' floodplain management requirements at 24 CFR 55, including the 8-Step Floodplain Management Process (when applicable) at 24 CFR 55.20 where applicable.
 - Projects shall meet fluvial erosion prevention requirements per local municipality codes, regulations or ordinances.
 - Projects funded with NHTF or a combination of HOME and NHTF funding must meet the environmental provisions of the NHTF requirements (24 CFR 55) including guidance cited in the CPD notice providing additional guidance for Housing Trust Fund Environmental Provisions. (CPD-16-14)

V. UNIFORM PHYSICAL CONDITION STANDARDS (UPCS)

- A. These Rehabilitation Standards are designed to meet or exceed the HUD's Uniform Physical Condition Standards (UPCS), and ensure that upon completion, the DHCD-assisted project and units will be decent, safe, sanitary, and in good repair as described in [24 CFR 5.703](#).
- B. The attached standards (Attachment I) are based on the UPCS Inspectable Items and Observable Deficiencies for the site, building exterior, building systems (multifamily housing only), common areas (multifamily housing only), and units. At a minimum the rehabilitation standards identify the type and degree of deficiency that must be addressed.
- C. Deficiencies highlighted with an asterisk in Attachment I are considered life-threatening under these Standards and must be addressed immediately, if the housing is occupied.

VI. SCOPE OF WORK DETERMINATION

- A. In developing scopes of work, grantees, sub-recipients, and developers must ensure that all requirements under the Rehabilitation Standards are satisfied and that the proposed scope of work meets the goals of these rehab standards. DHCD reserves the right to deny or request revision to proposed or existing scopes of work in accordance with program standards practice as part of its project underwriting guidelines and/or loan or grant conditions.

VII. CAPITAL NEEDS ASSESSMENTS (CNA) –Not Applicable for Single Family

- A. For multifamily rental housing projects of 26 or more total units, the developer, sub-recipients, or grantee must determine all work that will be performed in the rehabilitation of the housing and the long-term physical needs of the project through a Capital Needs Assessment of the project.
- B. The industry standard period for Capital Needs Assessments is 20 years. In developing scopes of work on housing rehabilitation projects developers and grantees shall consider the remaining expected useful life (based on the age and condition of the property) of all building components with regard to building long-term sustainability and performance. Each building component with a remaining expected useful life of less than the applicable period of affordability (minimum 30 years for NHTF) shall be considered for replacement, repair or otherwise addressed and/or updated. New building components with an expected useful life of less than 30 years shall be considered for future replacement.
- C. However, for projects to be considered, the CNA must have a proposed process to review and update the CNA during the life of the project to ensure projected capital needs through the affordability period are anticipated and planned for. The grantee must develop a CNA plan for review by DHCD.
- D. Whether or not a particular building component has been replaced, repaired or otherwise updated as part of the rehabilitation scope of work, all building components and major systems must demonstrate adequate funding to be viable for at least 20 years, with a plan that outlines how adequate funding will be available any remaining affordability period beyond 20 years.
- E. Annual replacement reserves contributions of at least \$300 per unit required through the affordability period.

- F. Grantees and their development teams should ensure that all building components are analyzed as part of a comprehensive effort to balance rehabilitation scope and capital planning in a way which maximizes long-term building performance as much as possible within the parameters of both development and projected operational funding available
- G. In the case of homebuyer rehabilitation, upon completion each of the major systems shall have a minimum useful life of no less than 5 years or the major systems must be rehabilitated or replaced as part of the rehabilitation work.

VIII. LEAD-BASED PAINT

- A. All work undertaken in accordance with these standards shall comply with the Lead Safe Housing Rule (LSHR) at 24 CFR Part 35, implementing Title X of the 1992 Housing and Community Development Act for HOME and HTF funded housing programs. This regulation has been in effect since September 15, 2000. The lead-based paint regulation at 24 CFR Part 35 consolidates all lead-based paint requirements for HUD-assisted housing.
- B. All work undertaken in accordance with these standards shall comply with all applicable laws and codes of the commonwealth of Virginia, and local codes, ordinances, and zoning requirements that require compliance with the lead-based paint requirements found at 24 CFR part [35](#).
- C. Lead-based paint (LBP) requirements exist to protect vulnerable families from potential health hazards. As agencies that provide assistance to and work closely with disadvantaged populations, VA DHCD loan HTF recipients are in a good position to ensure that LBP requirements are implemented as intended and help ensure the safety and well-being of their clients.
- D. Compliance with the Lead Safe Housing Policies and Procedures promulgated by the Virginia Department of Professional and Occupational Regulation (DPOR) and DHCD is required. A copy of the DHCD Lead Safe Housing Policies and Procedures can be found at <https://dhcd.virginia.gov/sites/default/files/Docx/housing/lead-safe-housing-rule-procedures.pdf>.

IX. ACCESSIBILITY

- A. All work undertaken in accordance with these standards shall comply with all applicable laws and codes of the commonwealth of Virginia, and local codes, ordinances, and zoning requirements that require compliance with the accessibility requirements in 24 CFR part [8](#), which implements section 504 of the Rehabilitation Act of 1973 ([29 U.S.C. 794](#)), and Titles II and III of the Americans with Disabilities Act ([42 U.S.C. 12131-12134](#)) implemented at 28 CFR parts [35](#) and [36](#), as applicable.
- B. "Covered multifamily dwellings," as defined at 24 CFR [100.201](#), must also meet the design and construction requirements at 24 CFR [100.205](#), which implements the Fair Housing Act ([42 U.S.C. 3601-3619](#)). Rehabilitation may include improvements that are not required by regulation or statute that permit use by a person with disabilities.
- C. Multifamily rental projects of fifteen units or more that undergo "substantial alterations" must also comply with Section 504's accessibility requirements. Rehabilitation activities are considered "substantial alterations" when the costs of rehabilitation will be 75 percent or more of the replacement

cost of the completed facility.

- D. For these projects, the common spaces must be made accessible as well as the same number of units required for new construction:
- A minimum of 5 percent of the dwelling units in the project (but not less than one unit) must be accessible to individuals with mobility impairments.
 - An additional 2 percent, at a minimum (but not less than one unit), must be accessible to individuals with sensory impairments.
- E. For rehabilitation of multifamily rental projects that do not meet the definition of substantial alterations, the alterations that are made must, to the maximum extent feasible, make the dwelling units accessible to and usable by individuals with mobility impairments.
- F. If alterations of single elements or spaces of a dwelling unit, when considered together, amount to an alteration of a dwelling unit, then the entire dwelling unit shall be made accessible to persons with mobility impairments. (This would include alterations that involve certain kitchen and bathroom renovations, as well as entrance door jamb replacements.)
- G. Alterations to common spaces must make those areas accessible, to the maximum extent feasible.
- H. When a minimum of 5 percent of the dwelling units (but not less than one unit) are accessible to people with mobility impairments, no additional units are required to be made accessible. For this category of rehabilitation, there is no requirement to make any units accessible to individuals with sensory impairments.
- I. A copy of the DHCD Section 504 Procedures can be found at <https://www.dhcd.virginia.gov/sites/default/files/Docx/asnh/housing-trust-fund-loan-pool/section-504-manual.pdf>.

X. ENERGY EFFICIENCY

- A. All projects must present, both in the design and implementation of the project rehabilitation scope of work, shall place a particular emphasis to maximize the effectiveness of the energy efficiency in the work scope. Scoring preferences will be given to projects that will be VA Earthcraft or LEED certified.
- B. All applicants must provide a detailed description of all special features that will be included in the development. Preference will be given to projects that incorporate universal design concepts, Green-Build, LEED Certified, and/or VA Earthcraft Certification into the project. At a minimum all applications must meet the DHCD Green-Building and Energy Efficiency Credit List for Residential Rehab Construction Projects found at <https://www.dhcd.virginia.gov/sites/default/files/Docx/asnh/housing-trust-fund-loan-pool/dhcd-green-building-checklist-rehab.pdf>.
The Credit List is based on the requirements of the 2009 International Energy or Related Codes.

XI. REHABILITATION CONSTRUCTION STANDARDS AND MAJOR SYSTEMS

- A. **Major systems** as identified in these standards are: structural support; roofing; cladding and

weatherproofing (e.g., windows, doors, siding, gutters); plumbing; electrical; and heating, ventilation, and air conditioning.

SITE CONDITIONS MUST MEET THE FOLLOWING CRITERIA:

- 1) Identify areas that require grading to drain water away from buildings and areas where adjoining grades are higher than finished floor of buildings:
 - a. Provide a minimum distance of 6 inches between bottom of siding and finished grade or mulch beds.
 - b. Provide a minimum of 5% slope away from foundation walls, up to a minimum distance of 10 feet.
 - c. Provide alternate solutions acceptable to DHCD when required grades, slopes, or other site conditions make the above requirements infeasible.
- 2) Provide seamless gutters and downspouts for all buildings. When discharging on grades steeper than 20%, or less than 1%, water from gutters and downspouts is to be piped underground to a storm sewer system, or to daylight at grades that will avoid soil erosion. Avoid water drainage over sidewalks.
- 3) Extend concrete dumpster pads at least 12 feet into the asphalt so that the load bearing wheels of trucks rest on concrete while emptying the dumpsters.
 - a. Thickness of concrete is to be a minimum of 6 inches with reinforcement.
 - b. Dumpsters and/or compactors are to meet accessibility requirements, if accessible units are provided.
 - c. Install a privacy screen on at least three sides of all dumpster and/or compactor pads.
- 4) Concrete that is cracked, crumbling, spalling, heaving or settling, or may be a safety issue is to be repaired or replaced. Provide a solution acceptable to DHCD if any of these conditions exist.
- 5) When installing new sidewalks, minimum width of sidewalks is to be 3 feet. Sidewalks that are located perpendicular to parking spaces are to be a minimum of 5 feet wide or 3 feet wide with 2 feet of space between the sidewalks and curbs.
- 6) Asphalt that has cracking, alligatoring, or a deteriorating sub-base is to be repaired or replaced. Provide a solution acceptable to DHCD if any of these conditions exist.
- 7) Video all sewer lines connecting buildings with the public sewer if lines are constructed of cast iron, galvanized piping, terra cotta or clay. Repair or replace all corroded, damaged, or settled underground sewer lines. Provide report of video findings to DHCD and include repair/replacement costs.
- 8) Remove all dead bushes, trees, tree-stumps, and their above-ground roots. Remove all portions of tree branches that overhang roofs and all branches that come within 10 feet of roofs.
- 9) Finish grade, seed, and landscape all barren and disturbed areas. Grade to avoid standing water. Provide a smoothly graded transition from disturbed to undisturbed areas. All seeded areas which are barren and/or have dead grass are to be tilled, fertilized, and seeded to have established grass. Provide ground cover materials or sod for slopes steeper than 20%. Provide foundation plantings in the front all buildings. Clean site and dispose of all construction debris.

ARCHITECTURAL

- 1) Install waterproofing up to finished grades for all perimeter walls of finished and unfinished spaces which are below grade and where evidence of water, moisture, or mildew is present. Waterproofing may be installed on the exterior or interior sides of the wall. The waterproofing system is to have a minimum 10-year manufacturer's warranty.

- 2) All debris and wood are to be cleaned from crawl spaces.
 - a. Install sump pump or drain tile discharging to daylight for any area accumulating water.
 - b. Install a minimum 6 mil vapor barrier, with a 12-inch overlap and taped seams, on floor of crawl spaces and provide adequate crawl space ventilation.
- 3) Remove all abandoned and non-operable equipment, devices and accessories. DHCD may approve abandoned material that is secured, sealed and concealed.
- 4) Structural deficiencies are to be identified and corrected. If requested by DHCD, corrective measures to be designed, inspected, and certified by a structural engineer.
- 5) Install minimum of R-19 insulation in unconditioned crawl spaces and unheated basements and R-38 insulation in attics.
- 6) When replacing drywall at an exterior wall or replacing exterior sheathing, provide wall insulation at affected areas per the latest adopted edition of the International Energy Conservation Code.
- 7) Roof inspection reports are required for all roofs more than 5 years old. Report to include age and remaining life of roofs and areas that need repairs. Replace all roofs with a remaining life of less than 5 years. Repair or replace all roofs with damage or leaks. When replacing roofs:
 - a. Repair or replace all damaged sheathing, rafters, and/or trusses.
 - b. Replace all 3/8 inch sheathing with a minimum of 15/32-inch plywood or 15/32 inch OSB. Install sheathing with clips. ZIP System roof sheathing or similar products are not accepted.
 - c. Replace all existing attic vents and pipe collars. Replace rusted or damaged flashing. Replace all existing sealant.
 - d. Roof shingles are to be a minimum 25 years, anti-fungal product, and are to be nailed (not stapled). Do not install new shingles over existing shingles. Replace existing ridge vents.
 - e. Install drip edge on all sides of the roof.
 - f. Install ice barrier extending from eave's edge to a point 24 inches inside the exterior wall of buildings.
 - g. Provide roof ventilation per the latest USBC for new construction.
- 8) When replacing flat roofs, remove and dispose of existing roofing, wet insulation, damaged vents and other items not in good condition. Provide a minimum R-25 continuous insulation above the roof deck or provide a minimum R-38 insulation in the attic space. New roofing is to have a minimum 20-year manufacturer's warranty.
- 9) Stairs to apartment buildings, where stair halls are not enclosed and have weather damage to existing stairs, are to be protected by design features. Install awnings, a roof overhang at the second floor level, or a roof at the stair hall entrance. Provide a minimum overhang of 5 feet from first tread. All similar buildings in a development are to have similar design features. Historic buildings may be exempt.
- 10) Exterior wood such as trim, fascia, rake boards, and columns is to be clad with vinyl, vinyl coated aluminum, or similar materials. Use materials designed for cladding with a minimum thickness of 0.019 inch or thicker and provide a stiffening crimp when trim and fascia boards are more than 8 inches wide. Replace all damaged wood prior to cladding. DHCD recommends the use of composite/manufactured materials instead of wood for exterior use. Exceptions may be considered for historic buildings.
- 11) Use vinyl, aluminum, or steel for railings, handrails, guard rails, posts and pickets instead of wood. Provide a minimum 10-year warranty for paint/finishes on steel products. Steel is to be primed and painted prior to placement in concrete
- 12) When replacing siding new siding is to have solid backing of plywood, OSB, gypsum, structural insulated

sheathing, or similar material. Siding is to be installed over an appropriate drainage plane, such as Tyvek® or equal.

EXCEPTION: ZIP System wall type sheathing or similar materials may be used, provided the following conditions are met:

- Store products to meet manufacturer's requirements.
 - Installation:
 - Architect to provide approved flashing details prior to installation of windows and doors.
 - Tape all joints with manufacturer approved products so that all joints are water tight. Install tape using ZIP System tape gun or roller.
 - All penetrations, including fasteners, which break the surface of the integral drainage plane, must be sealed with a manufacturer's approved product
 - When weather conditions warrant, follow manufacturer's requirements for inclement weather installation and storage.
 - Manufacturer's representative to review and approve the final installation to confirm all manufacturers' requirements are met prior to the installation of the exterior cladding. Documented acceptance of ZIP System installation is required.
 - Do not install new siding over materials such as vinyl siding, Thermo-ply®, or other flexible materials.
 - Material such as T1-11, wood siding, or hardboard lap-siding may be used as backing for new siding, provided it is in good condition.
 - Repair, replace, and re-nail all sections of damaged siding or sheathing to provide a uniform and flat surface.
 - Nail siding to studs with nails long enough to penetrate a minimum ¾ of an inch inside studs.
 - Install mounting blocks for all penetrations in siding such as electrical, plumbing, HVAC, and ductwork etc.
- 13) Repair masonry walls having cracks and/or settlement. Replace damaged brick and point-up deteriorated mortar to match existing. Replace rowlocks for window sills that do not have a slope to drain water away from building. Prime and paint all metal lintels which are corroded, or not already painted. Remove abandoned items from brick and power wash/clean exterior of buildings.
- 14) Replace single glazed windows with insulated glass in all single and multifamily dwelling units.
- a. When window replacement is not permitted in historic buildings, repair or replace existing windows and install triple track operable storm sashes, with screens, over existing single glazed windows.
 - b. When conditions make storm sashes not feasible, provide an alternative solution acceptable to DHCD.
- 15) When replacing windows and/or sliding glass doors,
- a. Provide a minimum ½ inch thick insulated glass.
 - b. Provide a minimum 10-year material warranty.
 - c. Insulating glass is to have a minimum 10-year warranty for breakage of seal.
 - d. Provide thermal break for aluminum frames.
 - e. Provide new construction windows when replacing siding.
 - f. Install and flash per manufacturer's specifications. Provide sample installation.
- 16) All windows are to have blinds, shutters, or other similar products, and sliding glass doors are to have vertical blinds. Replace all blinds that are damaged and/or do not match in color.

- 17) Repair or replace all damaged or dented exterior doors.
 - a. When replacing exterior apartment doors, except sliding glass doors, replacement doors are to be insulated fiberglass or insulated metal.
 - b. Solid core wood doors may be used where entrances are located in interior conditioned corridors.
 - c. Use fiberglass or metal doors for outside storage and mechanical closets.
 - d. Use fire rated doors for fire rated walls.
 - e. Repair/replace damaged jambs, locks, and hardware.

- 18) All entry doors to apartment units, except entry doors located in conditioned corridors, are to have weather stripping and threshold to provide a tight seal around the door and to minimize heat loss/gain due to air infiltration.

- 19) Replace all damaged Gypcrete, or similar material, floor sheathing and floor joists.

- 20) Install an area approximately 3 feet by 4 feet using materials such as VCT, sheet vinyl, hardwood flooring, or tile at the interior of all entrance doors, except for doors entered through carpeted interior hallways.

- 21) Repair or replace all damaged or mismatched flooring. On a room by room basis, all flooring must match in color and design.

- 22) Flooring such as sheet vinyl, VCT or ceramic is to be installed over minimum ¼ inch underlayment grade plywood, cementitious board, or similar underlayment material. Flooring may be installed over concrete provided concrete is finished smooth and uniform. When installed over Gypcrete, or a similar material, apply manufacturer approved sealer.

- 23) Carpets are to have a minimum number of seams. Seams are not to be located in heavy traffic areas. T-seams, except in closets, are not acceptable. Remove shoe molding/quarter-round molding before installing carpet.

- 24) Provide a pass-through opening with counter space when kitchen and dining/living areas are separated by a wall.

- 25) Interior finishes: doors, moldings, paint, and drywall.
 - a. Repairs, replacements, painting, and drywall finishes inside a specific unit are to match that unit's intended finish.
 - b. Replace all interior bi-fold, pocket, or sliding doors with side hinged doors.
 - c. Repair or replace all damaged doors and trim.
 - d. All doors, door trim, and door hardware in a unit are to match in design and finish.
 - e. Install or undercut doors a minimum of 3/4 inch clear to prevent dragging and to provide ventilation.
 - f. Paint bottoms, tops, and all other sides of new doors.
 - g. All base and base moldings in a unit are to be wood and are to match in design and finish.

- 26) Check the condition of all drywall and repair or refinish to include the following:
 - a. All repairs and refinishing of defects (including previous repairs) are to be flat and smooth.
 - b. Type and thickness of drywall to match existing.
 - c. Patch holes, repair damages, and refinish uneven, cracked, and peeling taped joints.
 - d. Re-screw drywall that has nail pops or settlement.
 - e. Replace all drywall that has mold, mildew, or signs of moisture.
 - f. Paint and retexture drywall to match existing finish and color.
 - g. Repair damaged or compromised draft stopping and/or fire stopping.

- 27) Wall mounted bathroom accessories are to be screwed to solid wood or installed with toggle bolts.
- 28) Replacement or repairs of tub and shower surrounds built of ceramic tile, marble, or similar materials are to be installed over minimum ½ inch cementitious board.
- 29) When replacing kitchen cabinets and/or bathroom vanities all new cabinets are to comply with the minimum cabinet requirements identified below:
- a. Cabinets and/or vanities that are not being replaced are to be approved by DHCD.
 - b. All cabinets are to be factory/manufacturer assembled.
 - c. Kitchen cabinets and bathroom vanities are to abut the side walls or provide a minimum spacing of 12 inches between wall and cabinets. Wall cabinets are to abut the ceiling/soffits or provide minimum of 12 inches between cabinet and ceiling/soffits.
 - d. Remove and replace all drywall that has mold. Repair or replace all damaged drywall.
 - e. Holes in cabinet backs for plumbing are to be drilled, sealed, and completely covered by escutcheon plates.
 - f. Kitchen wall cabinets are to be screwed to studs or blocking with a minimum of four screws; two in each upper and lower nailing strip for each wall cabinet.
 - g. Plastic laminate counter tops are to be post formed or have back splashes that are factory attached to the counter top and sealed.
 - h. Install a cleanable surface, such as plastic laminate, metal, or ceramic tile to the side wall next to the cooking range when it is located directly adjacent to a wall.

APPLIANCES

- a. Replace all damaged and or dented appliances and all appliances which are more than 8 years old. All kitchen appliances in an apartment unit are to match in color.
- b. Provide 30-inch-wide range in all units except studio/efficiency and one bedroom elderly apartments, which may have a minimum 20-inch-wide range. Provide range hoods or combination range hood-microwaves over the cooking ranges. Provide maximum 24-inch-wide range hood for all 20-inch-wide ranges.
- c. Dishwashers are required in all units. Provide 24-inch-wide dishwashers except for studio/efficiency apartments, which may have 18-inch-wide dishwashers.
- d. All refrigerators are to be frost free. The refrigerators are to have separate doors for freezer and refrigerator compartments. Minimum sizes of refrigerators are to be 12 cubic feet for studio/efficiency apartments, 14 cubic feet for 1 and 2 bedroom apartments, and 16 cubic feet for 4 bedroom apartments.
- e. Laundry equipment shall be installed in a closet with doors.

MECHANICAL

- A. All units are to have a Heating, Ventilation, and Air Conditioning (HVAC) system. Sizes of HVAC equipment, ducts and diffusers are to be designed per heat gain/loss calculations. All apartments are to have ducted HVAC systems with the exception as noted in #3 below.
- B. When installing a new HVAC system including, but not limited to traditional split systems, ducted mini-split or self-contained "packaged systems" (similar to Magic-Pak and First Co):
 - a. Replace both air-handlers and condensers at the same time.
 - b. R-410A refrigerant is required in all new HVAC equipment.
 - c. Verify if refrigerant lines are appropriate for new HVAC unit size and type. Lines not being replaced are to comply with all of the requirements of the manufacturer for using existing lines. Submit a letter from the manufacturer that states the use of existing lines will not reduce performance and/or warranty of the heat pumps or other air conditioning systems.
 - d. Condensate and refrigerant lines not located in the mechanical closet are to be concealed within

- the wall, ceiling, or floor systems.
 - e. Fire-caulk all penetrations in fire partitions and ceilings.
 - f. Seal air duct penetrations in unheated spaces.
 - g. When adding and/or replacing ductwork, air supply diffusers are to be located near windows in living rooms, dens, and bedrooms.
Exception: The mechanical engineer may locate diffusers at alternate locations with DHCD's prior approval based on supporting calculations.
 - h. Provide standard size air filters.
 - i. Include the replacement of all diffusers and thermostats.
 - j. Air supply diffusers are to be located in living rooms, dens, bedrooms, kitchens, and full baths.
 - k. Replace condenser pads that are damaged. Pads are to be concrete, solid vinyl, or similar materials. Install walk pads that provide access to all roof condenser units. Level all condenser units.
 - l. If equipment is installed on a roof, provide interior roof access from a common area.
 - m. All installations are to comply with the latest applicable issue of the International Mechanical Code.
- C. Ductless Heat Pumps (mini-splits) may be used in housing for the elderly and apartments with less than 600 net square feet.
- a. All mini-splits are to discharge condensate to grade through a pipe concealed within the exterior wall system.
 - b. Provide separate mini-split wall mounted unit for each bedroom, den or living room.
 - c. Provide separate wired wall mounted thermostat for each mini-split wall mounted unit.
 - d. Provide a heater with a thermostat or timer controlled heat lamp for all full baths.
- D. Clean existing HVAC ducts and plenums. Verify duct sizes and air flows (cubic feet per minute at supply diffusers) are appropriate for HVAC system. Replace all supply and return vent covers and diffusers. Seal all duct penetrations in unheated spaces. All existing ductwork located in crawl spaces, attics, or any unconditioned space, is to be properly insulated. Clean, service, and repair all HVAC units not being replaced.
- E. All bathroom fans are to be in good working condition, cleaned, and ducted out to the exterior. Install fans in all bathrooms, including those with windows.
- F. Electric baseboard heating and electric forced air heating shall not be used as the primary heating method.

PLUMBING

- A. Replace all interior, exterior, and underground PB (Polybutylene) pipes such as "Quest" and "Big Blue" with current code accepted materials.
- B. Replace all galvanized water lines with CPVC, copper, plastic or other approved materials. The water supply is to have adequate pressure.
- C. Replace galvanized waste lines and traps with PVC.
- D. Use of PVC foam core pipe is not accepted.
- E. All floor drains and indirect waste receptors to receive trap primer or code approved drain trap seal device.

- F. When replacing water heaters, installations are to comply with latest adopted edition of the International Plumbing Code for New Construction. Refer to Code for pan and drain specifications.
- G. Clothes washing machines or hook-ups for clothes washing machines are to have an IntelliFlow A2C-WB automatic washing machine water shutoff valve with leak sensor, or approved equal, or have a pan with a drain connected to the sewer system per applicable plumbing code.
- H. When installing new wall-hung sinks, provide concealed arm type carrier.
- I. All new tubs/showers and shower diverters are to have internal shut-off-valves or external shut-off-valves with access panels.
- J. Bathtubs, showers, and surrounds which will not be replaced, are to be refinished or repaired. Remove mold and stains, clean, and re-caulk all tubs, showers, and surrounds. The bottoms of all new bathtubs and showers are to have slip resistant/textured finish.

ELECTRICAL

- A. Size electric panels and service per load calculations.
- B. Electrical panels with fuses are to be replaced with circuit breakers.
- C. Use appropriate connectors for connecting aluminum wiring to electrical outlet and switches.
- D. All switches, outlets and cover plates that are painted, damaged or worn, are to be replaced and are to match in color and design.
- E. Provide ground fault outlets near vanities in all bathrooms.
- F. All wiring for the interior and exterior of the building is to be concealed within the walls, ceiling, or floor systems. This includes electrical, cable TV, internet, and telephone. Exposed electrical service to the building is to be in conduit and run vertically to the meter without horizontal runs.
- G. When replacing kitchen cabinets and counter tops, electrical outlets for countertop, ranges, refrigerators, dishwashers, and other appliances are to comply with the latest applicable requirements of the National Electric Code for New Construction.
- H. Provide fluorescent light fixtures or LED light fixtures in all public common areas such as offices, multipurpose rooms, laundry rooms, hallways, and stairs.
- I. Kitchens are to have a minimum of one light fixture 4 feet long with two 32 watt fluorescent bulbs, or lighting fixture(s) that provide a minimum illumination of 30 foot candles distributed across all countertops.
- J. Provide a minimum of one electric smoke detector with battery backup for garden units and a minimum of one electric smoke detector with battery backup for each floor for townhouses.
- K. Exterior fixtures are to be LED, fluorescent, metal halide, high or low pressure sodium, or mercury vapor. Tenant controlled exterior lighting is exempt. Provide exterior lighting to illuminate all parking areas, dumpster pads, building entrances and mailboxes with a minimum of one foot candle of illumination. Provide illumination so that building numbers and apartment numbers are legible at night.

**Virginia Housing Trust Fund (HTF)
Uniform Physical Condition Standards (UPCS) for Multifamily Housing Rehabilitation –
Requirements for Site**

NOTE: Deficiencies highlighted below with an asterisk (*) are considered life-threatening under these Standards and must be addressed immediately, if the housing is occupied.

Inspectable Item	Observable Deficiency	Type and Degree of Deficiency that must be addressed
Fencing and Gates	Damaged/Falling/Leaning	Fence or gate is missing or damaged to the point it does not function as it should
	Holes	Hole in fence or gate is larger than 6 inches by 6 inches
	Missing Sections	An exterior fence, security fence or gate is missing a section which could threaten safety or security
Grounds	Erosion/Rutting Areas	Runoff has extensively displaced soils which has caused visible damage or potential failure to adjoining structures or threatens the safety of pedestrians or makes the grounds unusable
	Overgrown/Penetrating Vegetation	Vegetation has visibly damaged a component, area or system of the property or has made them unusable or unpassable
	Ponding/Site Drainage	There is an accumulation of more than 5 inches deep and/or a large section of the grounds-more than 20%-is unusable for its intended purpose due to poor drainage or ponding
Health & Safety	Air Quality - Sewer Odor Detected	Sewer odors that could pose a health risk if inhaled for prolonged periods
	*Air Quality - Propane/Natural Gas/Methane Gas Detected	Strong propane, natural gas or methane odors that could pose a risk of explosion/ fire and/or pose a health risk if inhaled
	*Electrical Hazards - Exposed Wires/Open Panels	Any exposed bare wires or openings in electrical panels (capped wires do not pose a risk)
	*Electrical Hazards - Water Leaks on/near Electrical Equipment	Any water leaking, puddling or ponding on or immediately near any electrical apparatus that could pose a risk of fire, electrocution or explosion
	Flammable Materials - Improperly Stored	Flammable materials are improperly stored, causing the potential risk of fire or explosion
	Garbage and Debris - Outdoors	Too much garbage has gathered-more than the planned storage capacity, or garbage has gathered in an area not sanctioned for staging or storing garbage or debris
	Hazards - Other	Any general defects or hazards that pose risk of bodily injury
Hazards - Sharp Edges	Hazards - Sharp Edges	Any physical defect that could cause cutting or breaking of human skin or other bodily harm
	Hazards - Tripping	Any physical defect in walkways or other travelled area that poses a tripping risk
	Infestation - Insects	Evidence of infestation of insects-including roaches and ants-throughout a unit or room, food preparation or storage area or other area of building substantial enough to present a health and safety risk
	Infestation - Rats/Mice/Vermis	Evidence of rats or mice-sightings, rat or mouse holes, or droppings substantial enough to present a health and safety risk
	Mailboxes/Project Signs	Mailbox Missing/Damaged
Signs Damaged		The project sign is not legible or readable because of deterioration or damage
Parking Lots/Driveways/Roads	Cracks	Cracks that are large enough to affect traffic ability over more than 5% of the property's parking lots/driveways/roads or pose a safety hazard
	Ponding	3 inches or more of water has accumulated making 5% or more of a parking lot/driveway unusable or unsafe
	Potholes/Loose Material	Potholes or loose material that have made a parking lot/driveway unusable/unpassable for vehicles and/or pedestrians or could cause tripping or falling
	Settlement/Heaving	Settlement/heaving has made a parking lot/driveway unusable/unpassable or creates unsafe conditions for pedestrians and vehicles
Play Areas and Equipment	Damaged/Broken Equipment	More than 20% of the equipment is broken or does not operate as it should or any item that poses a safety risk
	Deteriorated Play Area Surface	More than 20% of the play surface area shows deterioration or the play surface area could cause tripping or falling and thus poses a safety risk
Refuse Disposal	Broken/Damaged Enclosure-Inadequate Outside Storage Space	A single wall or gate of the enclosure has collapsed or is leaning and in danger of falling or trash cannot be stored in the designated area because it is too small to store refuse until disposal
Retaining Walls	Damaged/Falling/Leaning	A retaining wall is damaged and does not function as it should or is a safety risk
Storm Drainage	Damaged/Obstructed	The system is partially or fully blocked by a large quantity of debris, causing backup into adjacent areas or runoffs into areas where runoff is not intended
Walkways/Steps	Broken/Missing Hand Railing	The hand rail is missing, damaged, wobbly or otherwise unusable
	Cracks/Settlement/Heaving	Cracks, hinging/tilting or missing sections that affect traffic ability over more than 5% of the property's walkways/steps or any defect that creates a tripping or falling hazard
	Spalling/Exposed rebar	More than 5% of walkways have large areas of spalling-larger than 4 inches by 4 inches-that affects traffic ability

**Uniform Physical Condition Standards for Multifamily Housing Rehabilitation –
Requirements for Building Exterior**

Inspectable Item	Observable Deficiency	Type and Degree of Deficiency that must be addressed
Doors	Damaged Frames/Threshold/Lintels/Trim	Any door that is not functioning or cannot be locked because of damage to the frame, threshold, lintel or trim
	Damaged Hardware/Locks	Any door that does not function as it should or cannot be locked because of damage to the door's hardware
	Damaged Surface (Holes/Paint/Rusting/Glass)	Any door that has a hole or holes greater than 1 inch in diameter, significant peeling/cracking/no paint or rust that affects the integrity of the door surface, or broken/missing glass
	Damaged/Missing Screen/Storm/Security Door	Any screen door or storm door that is damaged or is missing screens or glass--shown by an empty frame or frames or any security door that is not functioning or is missing
	Deteriorated/Missing Caulking/Seals	The seals/caulking is missing on any entry door, or they are so damaged that they do not function as they should
	Missing Door	Any exterior door that is missing
Fire Escapes	*Blocked Egress/Ladders	Stored items or other barriers restrict or block people from exiting
	Visibly Missing Components	Any of the functional components that affect the function of the fire escape--one section of a ladder or railing, for example--are missing
Foundations	Cracks/Gaps	Large cracks in foundation more than 3/8 inches wide by 3/8 inches deep by 6 inches long that present a possible sign of a serious structural problem, or opportunity for water penetration or sections of wall or floor that are broken apart
	Spalling/Exposed Rebar	Significant spalled areas affecting more than 10% of any foundation wall or any exposed reinforcing material--rebar or other
Health and Safety	*Electrical Hazards - Exposed Wires/Open Panels	Any exposed bare wires or openings in electrical panels (capped wires do not pose a risk)
	*Electrical Hazards - Water Leaks on/near Electrical Equipment	Any water leaking, puddling or ponding on or immediately near any electrical apparatus that could pose a risk of fire, electrocution or explosion
	*Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable	The exit cannot be used or exit is limited because a door or window is nailed shut, a lock is broken, panic hardware is chained, debris, storage, or other conditions block exit
	Emergency Fire Exits - Missing Exit Signs	Exit signs that clearly identify all emergency exits are missing or there is no illumination in the area of the sign
	Flammable/Combustible Materials Improperly Stored	Flammable materials are improperly stored, causing the potential risk of fire or explosion
	Garbage and Debris - Outdoors	Too much garbage has gathered--more than the planned storage capacity or garbage has gathered in an area not sanctioned for staging or storing garbage or debris
	Hazards - Other	Any general defects or hazards that pose risk of bodily injury
	Hazards - Sharp Edges	Any physical defect that could cause cutting or breaking of human skin or other bodily harm
	Hazards - Tripping	Any physical defect in walkways or other travelled area that poses a tripping risk
	Infestation - Insects	Evidence of infestation of insects--including roaches and ants--throughout a unit or room, food preparation or storage area or other area of building substantial enough to present a health and safety risk
Infestation - Rats/Mice/Vermis	Evidence of rats or mice--sightings, rat or mouse holes, or droppings substantial enough to present a health and safety risk	
Lighting	Broken Fixtures/Bulbs	10% or more of the lighting fixtures and bulbs surveyed are broken or missing
Roofs	Damaged Soffits/Fascia	Soffits or fascia that should be there are missing or so damaged that water penetration is visibly possible
	Damaged Vents	Vents are missing or so visibly damaged that further roof damage is possible
	Damaged/Clogged Drains	The drain is damaged or partially clogged with debris or the drain no longer functions
	Damaged/Torn Membrane/Missing Ballast	Ballast has shifted and no longer functions as it should or there is damage to the roof membrane that may result in water penetration
	Missing/Damaged Components from Downspout/Gutter	Drainage system components are missing or damaged causing visible damage to the roof, structure, exterior wall surface, or interior
	Missing/Damaged Shingles	Roofing shingles are missing or damaged enough to create a risk of water penetration
	Ponding	Evidence of standing water on roof, causing potential or visible damage to roof surface or underlying materials

Walls	Cracks/Gaps	Any large crack or gap that is more than 3/8 inches wide or deep and 6 inches long that presents a possible sign of serious structural problem or opportunity for water penetration
	Damaged Chimneys	Part or all of the chimney has visibly separated from the adjacent wall or there are cracked or missing pieces large enough to present a sign of chimney failure or there is a risk of falling pieces that could create a safety hazard
	Missing/Damaged Caulking/Mortar	Any exterior wall caulking or mortar deterioration that presents a risk of water penetration or risk of structural damage
	Missing Pieces/Holes/Spalling	Any exterior wall deterioration or holes of any size that present a risk of water penetration or risk of structural damage
	Stained/Peeling/Needs Paint	More than 20% of the exterior paint is peeling or paint is missing and siding surface is exposed thereby exposing siding to water penetration and deterioration
Windows	Broken/Missing/Cracked Panes	Any missing panes of glass or cracked panes of glass where the crack is either greater than 4" and/or substantial enough to impact the structural integrity of the window pane
	Damaged Sills/Frames/Lintels/Trim	Sills, frames, lintels, or trim are missing or damaged, exposing the inside of the surrounding walls and compromising its weather tightness
	Damaged/Missing Screens	Missing screens or screens with holes greater than 1 inch by 1 inch or tears greater than 2 inches in length
	Missing/Deteriorated Caulking/Seals/Glazing Compound	There are missing or deteriorated caulk or seals—with evidence of leaks or damage to the window or surrounding structure
	Peeling/Needs Paint	More than 20% of the exterior window paint is peeling or paint is missing and window frame surface is exposed thereby exposing window frame to water penetration and deterioration
	*Security Bars Prevent Egress	The ability to exit through egress window is limited by security bars that do not function properly and, therefore, pose safety risks

**Uniform Physical Condition Standards for Multifamily Housing Rehabilitation –
Requirements for Building Systems**

Inspectable Item	Observable Deficiency	Type and Degree of Deficiency that must be addressed
Domestic Water	Leaking Central Water Supply	Leaking water from water supply line is observed
	Missing Pressure Relief Valve	There is no pressure relief valve or pressure relief valve does not drain down to the floor
	Rust/Corrosion on Heater Chimney	The water heater chimney shows evidence of flaking, discoloration, pitting, or crevices that may create holes that could allow toxic gases to leak from the chimney
	Water Supply Inoperable	There is no running water in any area of the building where there should be
Electrical System	Blocked Access/Improper Storage	One or more fixed items or items of sufficient size and weight impede access to the building system's electrical panel during an emergency
	Burnt Breakers	Carbon residue, melted breakers or arcing scars are evident
	Evidence of Leaks/Corrosion	Any corrosion that affects the condition of the components that carry current or any stains or rust on the interior of electrical enclosures, or any evidence of water leaks in the enclosure or hardware
	Frayed Wiring	Any nicks, abrasion, or fraying of the insulation that exposes any conducting wire
	Missing Breakers/Fuses	Any open and/or exposed breaker port
	*Missing Outlet Covers	A cover is missing, which results in exposed visible electrical connections
Elevators	Not Operable	The elevator does not function at all or the elevator doors open when the cab is not there
Emergency Power	Auxiliary Lighting Inoperable (if applicable)	Auxiliary lighting does not function
Fire Protection	Missing Sprinkler Head	Any sprinkler head is missing, visibly disabled, painted over, blocked, or capped
	*Missing/Damaged/Expired Extinguishers	There is missing, damaged or expired fire extinguisher in any area of the building where a fire extinguisher is required
Health & Safety	Air Quality - Mold and/or Mildew Observed	Evidence of mold or mildew is observed that is substantial enough to pose a health risk
	*Air Quality - Propane/Natural Gas/Methane Gas Detected	Strong propane, natural gas or methane odors that could pose a risk of explosion/fire and/or pose a health risk if inhaled
	Air Quality - Sewer Odor Detected	Sewer odors that could pose a health risk if inhaled for prolonged periods
	*Electrical Hazards - Exposed Wires/Open Panels	Any exposed bare wires or openings in electrical panels (capped wires do not pose a risk)
	*Electrical Hazards - Water Leaks on/near Electrical Equipment	Any water leaking, puddling or ponding on or immediately near any electrical apparatus that could pose a risk of fire, electrocution or explosion
	Elevator - Tripping	An elevator is misaligned with the floor by more than 3/4 of an inch. The elevator does not level as it should, which causes a tripping hazard

	*Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable	The exit cannot be used or exit is limited because a door or window is nailed shut, a lock is broken, panic hardware is chained, debris, storage, or other conditions block exit
	Emergency Fire Exits - Missing Exit Signs	Exit signs that clearly identify all emergency exits are missing or there is no illumination in the area of the sign
	Flammable Materials - Improperly Stored	Flammable materials are improperly stored, causing the potential risk of fire or explosion
	Garbage and Debris - Indoors	Too much garbage has gathered—more than the planned storage capacity or garbage has gathered in an area not sanctioned for staging or storing garbage or debris
	Hazards - Other	Any general defects or hazards that pose risk of bodily injury
	Hazards - Sharp Edges	Any physical defect that could cause cutting or breaking of human skin or other bodily harm
	Hazards – Tripping Hazards	Any physical defect in walkways or other travelled area that poses a tripping risk
	Infestation - Insects	Evidence of infestation of insects—including roaches and ants—throughout a unit or room, food preparation or storage area or other area of building substantial enough to present a health and safety risk
	Infestation - Rats/Mice/Vermin	Evidence of rats or mice—sightings, rat or mouse holes, or droppings substantial enough to present a health and safety risk
HVAC	Boiler/Pump Leaks	Evidence of water or steam leaking in piping or pump packing
	Fuel Supply Leaks	Evidence of any amount of fuel leaking from the supply tank or piping
	General Rust/Corrosion	Significant formations of metal oxides, significant flaking, discoloration, or the development of a noticeable pit or crevice
	*Misaligned Chimney/Ventilation System	A misalignment of an exhaust system on a combustion fuel-fired unit (oil, natural gas, propane, wood pellets etc.) that causes improper or dangerous venting of gases
Roof Exhaust System	Roof Exhaust Fan(s) Inoperable	The roof exhaust fan unit does not function
Sanitary System	Broken/Leaking/Clogged Pipes or Drains	Evidence of active leaks in or around the system components or evidence of standing water, puddles or ponding—a sign of leaks or clogged drains
	Missing Drain/Cleanout/Manhole Covers	A protective cover is missing

Uniform Physical Condition Standards for Multifamily Housing Rehabilitation – Requirements for Common Areas

Inspectable Item	Observable Deficiency	Type and Degree of Deficiency that must be addressed
Basement/Garage/Carpport	Baluster/Side Railings - Damaged	Any damaged or missing balusters or side rails that limit the safe use of an area
Closet/Utility/Mechanical	Cabinets - Missing/Damaged	10% or more of cabinet, doors, or shelves are missing or the laminate is separating
Community Room	Call for Aid - Inoperable	The system does not function as it should
Halls/Corridors/Stairs	Ceiling - Holes/Missing Tiles/Panels/Cracks	Any holes in ceiling, missing tiles or large cracks wider than 1/4 of an inch and greater than 11 inches long
Kitchen	Ceiling - Peeling/Needs Paint	More than 10% of ceiling has peeling paint or is missing paint
Laundry Room	Ceiling - Water Stains/Water Damage/Mold/Mildew	Evidence of a leak, mold or mildew—such as a darkened area—over a ceiling area greater than 1 foot square
Lobby	Countertops - Missing/Damaged	10% or more of the countertop working surface is missing, deteriorated, or damaged below the laminate—not a sanitary surface to prepare food
Office	Dishwasher/Garbage Disposal - Inoperable	The dishwasher or garbage disposal does not operate as it should
Other Community Spaces	Doors - Damaged Frames/Threshold/Lintels/Trim	Any door that is not functioning or cannot be locked because of damage to the frame, threshold, lintel or trim
Patio/Porch/Balcony	Doors - Damaged Hardware/Locks	Any door that does not function as it should or cannot be locked because of damage to the door's hardware
Restrooms	Doors - Damaged Surface (Holes/Paint/Rust/Glass)	Any door that has a hole or holes greater than 1 inch in diameter, significant peeling/cracking/no paint or rust that affects the integrity of the door surface, or broken/missing glass
Storage	Doors - Damaged/Missing Screen/Storm/Security Door	Any screen door or storm door that is damaged or is missing screens or glass—shown by an empty frame or frames or any security door that is not functioning or is missing
	Doors - Deteriorated/Missing Seals (Entry Only)	The seals/caulking is missing on any entry door, or they are so damaged that they do not function as they should
	Doors - Missing Door	Any door that is missing that is required for the functional use of the space
	Dryer Vent - Missing/Damaged/Inoperable	The dryer vent is missing or it is not functioning because it is blocked. Dryer exhaust is not effectively vented to the outside

Electrical - Blocked Access to Electrical Panel	One or more fixed items or items of sufficient size and weight impede access to the building system's electrical panel during an emergency
Electrical - Burnt Breakers	Carbon residue, melted breakers or arcing scars are evident
Electrical - Evidence of Leaks/Corrosion	Any corrosion that affects the condition of the components that carry current or any stains or rust on the interior of electrical enclosures or any evidence of water leaks in the enclosure or hardware
Electrical - Frayed Wiring	Any scratches, abrasion, or fraying of the insulation that exposes any conducting wire
Electrical - Missing Breakers	Any open and/or exposed breaker port
*Electrical - Missing Covers	A cover is missing, which results in exposed visible electrical connections
Floors - Bulging/Buckling	Any flooring that is bulging, buckling or sagging or a problem with alignment between flooring types
Floors - Floor Covering Damaged	More than 10% of floor covering has stains, surface burns, shallow cuts, small holes, tears, loose areas or exposed seams.
Floors - Missing Floor/Tiles	More than 5% of the flooring or tile flooring is missing
Floors - Peeling/Needs Paint	Any painted flooring that has peeling or missing paint on more than 10% of the surface
Floors - Rot/Deteriorated Subfloor	Any rotted or deteriorated subflooring greater than 6 inches by 6 inches
Floors - Water Stains/Water Damage/Mold/Mildew	Evidence of a leak, mold or mildew--such as a darkened area--covering a flooring area greater than 1 foot square
GFI - Inoperable	The GFI does not function
Graffiti	Any graffiti on any exposed surface greater than 6 inches by 6 inches
HVAC - Convection/Radiant Heat System Covers Missing/Damaged	Cover is missing or substantially damaged, allowing contact with heating/surface elements or associated fans
HVAC - General Rust/Corrosion	Significant formations of metal oxides, flaking, or discoloration--or a pit or crevice
HVAC - Inoperable	HVAC does not function. It does not provide the heating and cooling it should. The system does not respond when the controls are engaged
*HVAC - Misaligned Chimney/Ventilation System	Any misalignment that may cause improper or dangerous venting of gases
HVAC - Noisy/Vibrating/Leaking	HVAC system shows signs of abnormal vibrations, other noise, or leaks when engaged
Lavatory Sink - Damaged/Missing	Sink has extensive discoloration or cracks in over 50% of the basin or the sink or associated hardware have failed or are missing and the sink can't be used
Lighting - Missing/Damaged/Inoperable Fixture	More than 10% of the permanent lighting fixtures are missing or damaged so they do not function
Mailbox - Missing/Damaged	The U.S Postal Service mailbox cannot be locked or is missing
*Outlets/Switches/Cover Plates - Missing/Broken	Outlet or switch is missing or a cover plate is missing or broken, resulting in exposed wiring
Pedestrian/Wheelchair Ramp	A walkway or ramp is damaged and cannot be used by people on foot, in wheelchair, or using walkers
Plumbing - Clogged Drains	Drain is substantially or completely clogged or has suffered extensive deterioration
Plumbing - Leaking Faucet/Pipes	A steady leak that is adversely affecting the surrounding area
Range Hood /Exhaust Fans - Excessive Grease/Inoperable	A substantial accumulation of dirt or grease that threatens the free passage of air
Range/Stove - Missing/Damaged/Inoperable	One or more burners are not functioning or doors or drawers are impeded or on gas ranges pilot is out and/or flames are not distributed equally or oven not functioning
Refrigerator - Damaged/Inoperable	The refrigerator has an extensive accumulation of ice or the seals around the doors are deteriorated or is damaged in any way which substantially impacts its performance
Restroom Cabinet - Damaged/Missing	Damaged or missing shelves, vanity top, drawers, or doors that are not functioning as they should for storage or their intended purpose
Shower/Tub - Damaged/Missing	Any cracks in tub or shower through which water can pass or extensive discoloration over more than 20% of tub or shower surface or tub or shower is missing
Sink - Missing/Damaged	Any cracks in sink through which water can pass or extensive discoloration over more than 10% of the sink surface or sink is missing

	*Smoke Detector - Missing/Inoperable	Smoke detector is missing or does not function as it should
	Stairs - Broken/Damaged/Missing Steps	A step is missing or broken
	Stairs - Broken/Missing Hand Railing	The hand rail is missing, damaged, wobbly or otherwise unusable
	Ventilation/Exhaust System - Inoperable	exhaust fan is not functioning or window designed for ventilation does not open
	Walls - Bulging/Buckling	Bulging, buckling or sagging walls or a lack of horizontal alignment
	Walls - Damaged	Any hole in wall greater than 2 inches by 2 inches
	Walls - Damaged/Deteriorated Trim	10% or more of the wall trim is damaged
	Walls - Peeling/Needs Paint	10% or more of interior wall paint is peeling or missing
	Walls - Water Stains/Water Damage/Mold/Mildew	Evidence of a leak, mold or mildew--such as a common area--covering a wall area greater than 1 foot square
	Water Closet/Toilet - Damaged/Clogged/Missing	Fixture elements--seat, flush handle, cover etc.--are missing or damaged or the toilet seat is cracked or has a broken hinge or toilet cannot be flushed
	Windows - Cracked/Broken/Missing Panes	Any missing panes of glass or cracked panes of glass where the crack is either greater than 4" and/or substantial enough to impact the structural integrity of the window pane
	Windows - Damaged Window Sill	The sill is damaged enough to expose the inside of the surrounding walls and compromise its weather tightness
	Windows - Inoperable/Not Lockable	Any window that is not functioning or cannot be secured because lock is broken
	Windows - Missing/Deteriorated Caulking/Seals/Glazing Compound	There are missing or deteriorated caulk or seals--with evidence of leaks or damage to the window or surrounding structure
	Windows - Peeling/Needs Paint	More than 10% of interior window paint is peeling or missing
	*Windows - Security Bars Prevent Egress	The ability to exit through the window is limited by security bars that do not function properly and, therefore, pose safety risks
Health & Safety	Air Quality - Mold and/or Mildew Observed	Evidence of mold or mildew is observed that is substantial enough to pose a health risk
	*Air Quality - Propane/Natural Gas/Methane Gas Detected	Strong propane, natural gas or methane odors that could pose a risk of explosion/fire and/or pose a health risk if inhaled
	Air Quality - Sewer Odor Detected	Sewer odors that could pose a health risk if inhaled for prolonged periods
	*Electrical Hazards - Exposed Wires/Open Panels	Any exposed bare wires or openings in electrical panels (capped wires do not pose a risk)
	*Electrical Hazards - Water Leaks on/near Electrical Equipment	Any water leaking, puddling or ponding on or immediately near any electrical apparatus that could pose a risk of fire, electrocution or explosion
	*Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable	The exit cannot be used or exit is limited because a door or window is nailed shut, a lock is broken, panic hardware is chained, debris, storage, or other conditions block exit
	Emergency Fire Exits - Missing Exit Signs	Exit signs that clearly identify all emergency exits are missing or there is no illumination in the area of the sign
	Flammable/Combustible Materials Improperly Stored	Flammable or combustible materials are improperly stored, causing the potential risk of fire or explosion
	Garbage and Debris - Indoors	Too much garbage has gathered--more than the planned storage capacity or garbage has gathered in an area not sanctioned for staging or storing garbage or debris
	Garbage and Debris - Outdoors	Too much garbage has gathered--more than the planned storage capacity or garbage has gathered in an area not sanctioned for staging or storing garbage or debris
	Hazards - Other	Any general defects or hazards that pose risk of bodily injury
	Hazards - Sharp Edges	Any physical defect that could cause cutting or breaking of human skin or other bodily harm
	Hazards - Tripping	Any physical defect in walkways or other travelled area that poses a tripping risk
	Infestation - Insects	Evidence of infestation of insects--including roaches and ants--throughout a unit or room, food preparation or storage area or other area of building substantial enough to present a health and safety risk
	Infestation - Rats/Mice/Vermis	Evidence of rats or mice--sightings, rat or mouse holes, or droppings substantial enough to present a health and safety risk
Pools and Related Structures	Fencing - Damaged/Not Intact	Any damage that could compromise the integrity of the fence

Trash Collection Areas	Chutes - Damaged/Missing Components	Garbage has backed up into chutes, because the collection structure is missing or broken or compactors or components--chute, chute door, and other components--have failed
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Uniform Physical Condition Standards for Multifamily Housing Rehabilitation – Requirements for Unit

Inspectable Item	Observable Deficiency	Type and Degree of Deficiency that must be addressed
Bathroom	Bathroom Cabinets - Damaged/Missing	Damaged or missing shelves, vanity tops, drawers, or doors that are not functioning as they should for storage or their intended purpose
	Lavatory Sink - Damaged/Missing	Any cracks in sink through which water can pass or extensive discoloration over more than 10% of the sink surface or sink is missing
	Plumbing - Clogged Drains, Faucets	Drain or faucet is substantially or completely clogged or has suffered extensive deterioration
	Plumbing - Leaking Faucet/Pipes	A steady leak that is adversely affecting the surrounding area
	Shower/Tub - Damaged/Missing	Any cracks in tub or shower through which water can pass or extensive discoloration over more than 20% of tub or shower surface or tub or shower is missing
	Ventilation/Exhaust System – Absent/Inoperable	exhaust fan is not functioning or window designed for ventilation does not open
	Water Closet/Toilet - Damaged/Clogged/Missing	Fixture elements--seat, flush handle, cover etc.--are missing or damaged or the toilet seat is cracked or has a broken hinge or toilet cannot be flushed
Call-for-Aid (if applicable)	Inoperable	The system does not function as it should
Ceiling	Bulging/Buckling/Leaking	Bulging, buckling or sagging ceiling or problem with alignment
	Holes/Missing Tiles/Panels/Cracks	Any holes in ceiling, missing tiles or large cracks wider than 1/4 of an inch and greater than 6 inches long
	Peeling/Needs Paint	More than 10% of ceiling has peeling paint or is missing paint
	Water Stains/Water Damage/Mold/Mildew	Evidence of a leak, mold or mildew--such as a darkened area--over a ceiling area greater than 1 foot square
Doors	Damaged Frames/Threshold/Lintels/Trim	Any door that is not functioning or cannot be locked because of damage to the frame, threshold, lintel or trim
	Damaged Hardware/Locks	Any door that does not function as it should or cannot be locked because of damage to the door's hardware
	Damaged/Missing Screen/Storm/Security Door	Any screen door or storm door that is damaged or is missing screens or glass--shown by an empty frame or frames or any security door that is not functioning or is missing
	Damaged Surface - Holes/Paint/Rusting/Glass/Rotting	Any door that has a hole or holes greater than 1 inch in diameter, significant peeling/cracking/no paint or rust that affects the integrity of the door surface, or broken/missing glass
	Deteriorated/Missing Seals (Entry Only)	The seals/caulking is missing on any entry door, or they are so damaged that they do not function as they should
	Missing Door	Any door that is required for security (entry) or privacy (Bathroom) that is missing or any other unit door that is missing and is required for proper unit functionality
Electrical System	Blocked Access to Electrical Panel	One or more fixed items or items of sufficient size and weight impede access to the building system's electrical panel during an emergency
	Burnt Breakers	Carbon residue, melted breakers or arcing scars are evident
	Evidence of Leaks/Corrosion	Any corrosion that affects the condition of the components that carry current or any stains or rust on the interior of electrical enclosures or any evidence of water leaks in the enclosure or hardware
	Frayed Wiring	Any scratches, abrasion, or fraying of the insulation that exposes any conducting wire
	GFI - Inoperable	The GFI does not function
	Missing Breakers/Fuses	Any open and/or exposed breaker port
	*Missing Covers	A cover is missing, which results in exposed visible electrical connections
Floors	Bulging/Buckling	Any flooring that is bulging, buckling or sagging or a problem with alignment between flooring types
	Floor Covering Damage	More than 10% of floor covering has stains, surface burns, shallow cuts, small holes, tears, loose areas or exposed seams.
	Missing Flooring Tiles	Any flooring or tile flooring that is missing
	Peeling/Needs Paint	Any painted flooring that has peeling or missing paint on more than 10% of the surface

	Rot/Deteriorated Subfloor	Any rotted or deteriorated subflooring greater than 6 inches by 6 inches
	Water Stains/Water Damage/Mold/Mildew	Evidence of a leak, mold or mildew—such as a darkened area—covering a flooring area greater than 1 foot square
Health & Safety	Air Quality - Mold and/or Mildew Observed	Evidence of mold or mildew is observed that is substantial enough to pose a health risk
	Air Quality - Sewer Odor Detected	Sewer odors that could pose a health risk if inhaled for prolonged periods
	*Air Quality - Propane/Natural Gas/Methane Gas Detected	Strong propane, natural gas or methane odors that could pose a risk of explosion/ fire and/or pose a health risk if inhaled
	*Electrical Hazards - Exposed Wires/Open Panels	Any exposed bare wires or openings in electrical panels (capped wires do not pose a risk)
	*Electrical Hazards - Water Leaks on/near Electrical Equipment	Any water leaking, puddling or ponding on or immediately near any electrical apparatus that could pose a risk of fire, electrocution or explosion
	*Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable	The exit cannot be used or exit is limited because a door or window is nailed shut, a lock is broken, panic hardware is chained, debris, storage, or other conditions block exit
	Emergency Fire Exits - Missing Exit Signs	Exit signs that clearly identify all emergency exits are missing or there is no illumination in the area of the sign
	Flammable Materials - Improperly Stored	Flammable materials are improperly stored, causing the potential risk of fire or explosion
	Garbage and Debris - Indoors	Too much garbage has gathered—more than the planned storage capacity or garbage has gathered in an area not sanctioned for staging or storing garbage or debris
	Garbage and Debris - Outdoors	Too much garbage has gathered—more than the planned storage capacity or garbage has gathered in an area not sanctioned for staging or storing garbage or debris
	Hazards - Other	Any general defects or hazards that pose risk of bodily injury
	Hazards - Sharp Edges	Any physical defect that could cause cutting or breaking of human skin or other bodily harm
	Hazards - Tripping	Any physical defect in walkways or other travelled area that poses a tripping risk
	Infestation - Insects	Evidence of infestation of insects—including roaches and ants—throughout a unit or room, food preparation or storage area or other area of building substantial enough to present a health and safety risk
	Infestation - Rats/Mice/Vermis	Evidence of rats or mice—sightings, rat or mouse holes, or droppings substantial enough to present a health and safety risk
Hot Water Heater	*Misaligned Chimney/Ventilation System	Any misalignment that may cause improper or dangerous venting of gases
	Inoperable Unit/Components	Hot water from hot water taps is no warmer than room temperature indicating hot water heater is not functioning properly
	Leaking Valves/Tanks/Pipes	There is evidence of active water leaks from hot water heater or related components
	Pressure Relief Valve Missing	There is no pressure relief valve or pressure relief valve does not drain down to the floor
	Rust/Corrosion	Significant formations of metal oxides, flaking, or discoloration—or a pit or crevice
HVAC System	Convection/Radiant Heat System Covers Missing/Damaged	Cover is missing or substantially damaged, allowing contact with heating/surface elements or associated fans
	Inoperable	HWAC does not function. It does not provide the heating and cooling it should. The system does not respond when the controls are engaged
	Misaligned Chimney/Ventilation System	Any misalignment that may cause improper or dangerous venting of gases
	Noisy/Vibrating/Leaking	The HWAC system shows signs of abnormal vibrations, other noise, or leaks when engaged
	Rust/Corrosion	Deterioration from rust or corrosion on the HWAC system in the dwelling unit
Kitchen	Cabinets - Missing/Damaged	10% or more of cabinet, doors, or shelves are missing or the laminate is separating
	Countertops - Missing/Damaged	10% or more of the countertop working surface is missing, deteriorated, or damaged below the laminate -- not a sanitary surface to prepare food
	Dishwasher/Garbage Disposal - Inoperable	The dishwasher or garbage disposal does not operate as it should
	Plumbing - Clogged Drains	Drain is substantially or completely clogged or has suffered extensive deterioration
	Plumbing - Leaking Faucet/Pipes	A steady leak that is adversely affecting the surrounding area

	Range Hood/Exhaust Fans - Excessive Grease/Inoperable	A substantial accumulation of dirt or grease that threatens the free passage of air
	Range/Stove - Missing/Damaged/Inoperable	One or more burners are not functioning or doors or drawers are impeded or on gas ranges pilot is out and/or flames are not distributed equally or oven not functioning
	Refrigerator- Missing/Damaged/Inoperable	The refrigerator has an extensive accumulation of ice or the seals around the doors are deteriorated or is damaged in any way which substantially impacts its performance
	Sink - Damaged/Missing	Any cracks in sink through which water can pass or extensive discoloration over more than 10% of the sink surface or sink is missing
Laundry Area (Room)	Dryer Vent - Missing/Damaged/Inoperable	The dryer vent is missing or it is not functioning because it is blocked. Dryer exhaust is not effectively vented to the outside
Lighting	Missing/Inoperable Fixture	A permanent light fixture is missing or not functioning, and no other switched light source is functioning in the room
Outlets/Switches	Missing	An outlet or switch is missing
	*Missing/Broken Cover Plates	An outlet or switch has a broken cover plate over a junction box or the cover plate is missing
Patio/Porch/Balcony	Baluster/Side Railings Damaged	Any damaged or missing balusters or side rails that limit the safe use of an area
Smoke Detector	*Missing/Inoperable	Smoke detector is missing or does not function as it should
Stairs	Broken/Damaged/Missing Steps	A step is missing or broken
	Broken/Missing Hand Railing	The hand rail is missing, damaged, wobbly or otherwise unusable
Walls	Bulging/Buckling	Bulging, buckling or sagging walls or a lack of horizontal alignment
	Damaged	Any hole in wall greater than 2 inches by 2 inches
	Damaged/Deteriorated Trim	10% or more of the wall trim is damaged
	Peeling/Needs Paint	10% or more of interior wall paint is peeling or missing
	Water Stains/Water Damage/Mold/Mildew	Evidence of a leak, mold or mildew covering a wall area greater than 1 foot square
Windows	Cracked/Broken/Missing Panes	Any missing panes of glass or cracked panes of glass where the crack is either greater than 4" and/or substantial enough to impact the structural integrity of the window pane
	Damaged Window Sill	The sill is damaged enough to expose the inside of the surrounding walls and compromise its weather tightness
	Missing/Deteriorated Caulking/Seals/Glazing Compound	There are missing or deteriorated caulk or seals--with evidence of leaks or damage to the window or surrounding structure
	Inoperable/Not Lockable	Any window that is not functioning or cannot be secured because lock is broken
	Peeling/Needs Paint	More than 10% of interior window paint is peeling or missing
	*Security Bars Prevent Egress	The ability to exit through the window is limited by security bars that do not function properly and, therefore, pose safety risks

Grantee SF-424's and Certification(s)

OMB Number: 4140-0004
Expiration Date: 11/30/2025

Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s): _____ * Other (Specify): _____
* 3. Date Received: _____	4. Applicant Identifier: _____	
5a. Federal Entity Identifier: _____	5b. Federal Award Identifier: _____	
State Use Only:		
6. Date Received by State: _____	7. State Application Identifier: _____	
B. APPLICANT INFORMATION:		
* a. Legal Name: Virginia Department of Housing and Community Development		
* b. Employer/Taxpayer Identification Number (EIN/TIN): 54-1083047	* c. UEI: Q858YD730125	
d. Address:		
* Street: 600 E. Main Street	Street2: _____	
* City: Richmond	City2: _____	
County/Parish: _____	County/Parish2: _____	
* State: VA: Virginia	State2: _____	
Province: _____	Province2: _____	
* Country: USA: UNITED STATES	Country2: _____	
* Zip / Postal Code: 232192430	Zip / Postal Code2: _____	
e. Organizational Unit:		
Department Name: _____	Division Name: _____	
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: Ms.	* First Name: Lyndal	
Middle Name: _____	Middle Name2: _____	
* Last Name: Austic	Last Name2: _____	
Suffix: _____	Suffix2: _____	
Title: Associate Director	Title2: _____	
Organizational Affiliation: _____		
* Telephone Number: (804) 371-7800	Fax Number: _____	
* Email: lyndal.austic@dhd.virginia.gov		

Application for Federal Assistance SF-424	
* 9. Type of Applicant 1: Select Applicant Type:	
A: State Government	
Type of Applicant 2: Select Applicant Type:	
Type of Applicant 3: Select Applicant Type:	
* Other (specify):	
* 10. Name of Federal Agency:	
D. S. Department of Housing and Urban Development	
11. Catalog of Federal Domestic Assistance Number:	
14,228	
CFDA Title:	
Community Development Block Grant	
* 12. Funding Opportunity Number:	
* Title:	
13. Competition Identification Number:	
Title:	
14. Areas Affected by Project (Cities, Counties, States, etc.):	
	<input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>
* 15. Descriptive Title of Applicant's Project:	
Attach supporting documents as specified in agency instructions.	
	<input type="button" value="Add Attachments"/> <input type="button" value="Delete Attachments"/> <input type="button" value="View Attachments"/>

Application for Federal Assistance SF-424

16. Congressional Districts Of:
 * a. Applicant: * b. Program/Project:

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:
 * a. Start Date: * b. End Date:

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="11,906,749.00"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text"/>
* f. Program Income	<input type="text"/>
* g. TOTAL	<input type="text" value="11,906,749.00"/>

* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?
 a. This application was made available to the State under the Executive Order 12372 Process for review on .
 b. Program is subject to E.O. 12372 but has not been selected by the State for review.
 c. Program is not covered by E.O. 12372.

* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)
 Yes No
 (If "Yes", provide explanation and attach

21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)
 ** I AGREE
 ** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

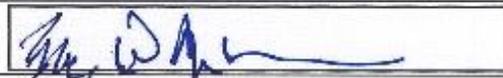
Authorized Representative:

Prefix: * First Name:
 Middle Name:
 * Last Name:
 Suffix:

* Title:

* Telephone Number: Fax Number:

* Email:

* Signature of Authorized Representative:  * Date Signed:

Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s): _____ * Other (Specify): _____
* 3. Date Received: _____	4. Applicant Identifier: _____	
5a. Federal Entity Identifier: _____	5b. Federal Award Identifier: _____	
State Use Only:		
6. Date Received by State: _____	7. State Application Identifier: _____	
B. APPLICANT INFORMATION:		
* a. Legal Name: Virginia Department of Housing and Community Development		
* b. Employer/Taxpayer Identification Number (EIN/TIN): 54-1063047	* c. UEL: Q858YD73C1M5	
d. Address:		
* Street: 600 S. Main Street	Street2: _____	
* City: Richmond	County/Parish: _____	
* State: VA: Virginia	Province: _____	
* Country: USA: UNITED STATES	* Zip / Postal Code: 23219-9330	
e. Organizational Unit:		
Department Name: _____	Division Name: _____	
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: Mr.	* First Name: Lyndal	
Middle Name: _____	* Last Name: BUSTLE	
Suffix: _____	Title: Associate Director	
Organizational Affiliation: _____		
* Telephone Number: (804) 371-7900	Fax Number: _____	
* Email: lyndal.austen@hcd.virginia.gov		

Application for Federal Assistance SF-424	
<p>* 9. Type of Applicant 1: Select Applicant Type:</p> <p>3: State Government</p> <p>Type of Applicant 2: Select Applicant Type:</p> <p>Type of Applicant 3: Select Applicant Type:</p> <p>* Other (specify):</p>	
<p>* 10. Name of Federal Agency:</p> <p>U. S. Department of Housing and Urban Development</p>	
<p>11. Catalog of Federal Domestic Assistance Number:</p> <p>14.231</p> <p>CFDA Title:</p> <p>Emergency Solutions Grant</p>	
<p>* 12. Funding Opportunity Number:</p> <p>* Title:</p>	
<p>13. Competition Identification Number:</p> <p>Title:</p>	
<p>14. Areas Affected by Project (Cities, Counties, States, etc.):</p> <p>Add Attachment Delete Attachment View Attachment</p>	
<p>* 15. Descriptive Title of Applicant's Project:</p>	
<p>Attach supporting documents as specified in agency instructions.</p> <p>Add Attachments Delete Attachments View Attachments</p>	

Application for Federal Assistance SF-424

16. Congressional Districts Of:
 * a. Applicant: * b. Program/Project:

Attach an additional list of Program/Project Congressional Districts if needed

17. Proposed Project:
 * a. Start Date: * b. End Date:

18. Estimated Funding (\$):

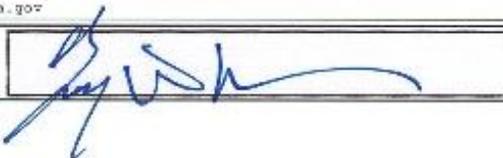
* a. Federal	<input type="text" value="3,205,897.00"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text"/>
* f. Program Income	<input type="text"/>
* g. TOTAL	<input type="text" value="3,205,897.00"/>

* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?
 a. This application was made available to the State under the Executive Order 12372 Process for review on .
 b. Program is subject to E.O. 12372 but has not been selected by the State for review.
 c. Program is not covered by E.O. 12372.

* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)
 Yes No
 If "Yes", provide explanation and attach:

21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)
 ** I AGREE
 ** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

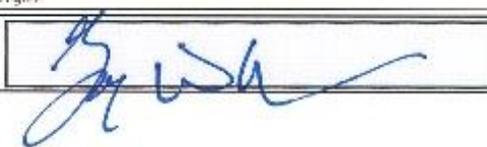
Prefix: * First Name:
 Middle Name:
 * Last Name:
 Suffix:
 * Title:
 * Telephone Number: Fax Number:
 * Email:
 * Signature of Authorized Representative:  * Date Signed:

2024/10/2



Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/>
* 3. Date Received: <input type="text"/>	4. Applicant Identifier: <input type="text"/>	
Ia. Federal Entity Identifier: <input type="text"/>		Ib. Federal Award Identifier: <input type="text"/>
State Use Only:		
E. Date Received by State: <input type="text"/>	F. State Application Identifier: <input type="text"/>	
8. APPLICANT INFORMATION:		
* a. Legal Name: Virginia Department of Housing and Community Development		
* b. Employer/Agency Identification Number (EIN/TIN): 54-003045	* c. UIC: Q858YD73J1A5	
d. Address:		
* Street: 600 E. Main Street	<input type="text"/>	
* Street2: <input type="text"/>	<input type="text"/>	
* City: Richmond	<input type="text"/>	
* County/Parish: <input type="text"/>	<input type="text"/>	
* State: VA: Virginia	<input type="text"/>	
* Province: <input type="text"/>	<input type="text"/>	
* Country: USA: UNITED STATES	<input type="text"/>	
* Zip / Postal Code: 232192430	<input type="text"/>	
e. Organizational Unit:		
Department Name: <input type="text"/>	Division Name: <input type="text"/>	
f. Name and contact information of person to be contacted on matters involving this application:		
* Prefix: Mr.	* First Name: Lyndia	<input type="text"/>
* Middle Name: <input type="text"/>	<input type="text"/>	
* Last Name: Austin	<input type="text"/>	
* Suffix: <input type="text"/>	<input type="text"/>	
* Title: Associate Director		
* Organizational Affiliation: <input type="text"/>		
* Telephone Number: (804) 371-7000	* Fax Number: <input type="text"/>	
* Email: lyndia.austin@dohcd.virginia.gov		

Application for Federal Assistance SF-424	
* 9. Type of Applicant 1: Select Applicant Type: <input type="text" value="State Government"/> Type of Applicant 2: Select Applicant Type: <input type="text"/> Type of Applicant 3: Select Applicant Type: <input type="text"/> * Other (specify): <input type="text"/>	
* 10. Name of Federal Agency: <input type="text" value="U. S. Department of Housing and Urban Development"/>	
11. Catalog of Federal Domestic Assistance Number: <input type="text" value="14.239"/> CFDA Title: <input type="text" value="Home Investment Partnership"/>	
* 12. Funding Opportunity Number: <input type="text"/> * Title: <input type="text"/>	
13. Competition Identification Number: <input type="text"/> Title: <input type="text"/>	
14. Areas Affected by Project (Cities, Counties, States, etc.): <input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
* 15. Descriptive Title of Applicant's Project: <input type="text"/>	
Attach supporting documents as specified in agency instructions. <input type="button" value="Add Attachments"/> <input type="button" value="Delete Attachments"/> <input type="button" value="View Attachments"/>	

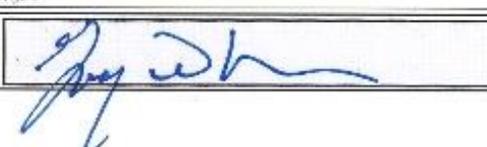
Application for Federal Assistance SF-424	
16. Congressional Districts Of:	
* a. Applicant: <input type="text"/>	* b. Program/Project: <input type="text"/>
Attach an additional list of Program/Project Congressional Districts if needed.	
<input type="text"/>	<input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>
17. Proposed Project:	
* a. Start Date: <input type="text" value="07/01/2023"/>	* b. End Date: <input type="text" value="06/30/2024"/>
18. Estimated Funding (\$):	
* a. Federal	<input type="text" value="11,248,059.00"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text"/>
* f. Program Income	<input type="text" value="1,403,076.00"/>
* g. TOTAL	<input type="text" value="12,652,135.00"/>
* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?	
<input type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on <input type="text"/> .	
<input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review.	
<input checked="" type="checkbox"/> c. Program is not covered by E.O. 12372.	
* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)	
<input type="checkbox"/> Yes <input type="checkbox"/> No	
If "Yes", provide explanation and attach	
<input type="text"/>	<input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>
21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)	
<input checked="" type="checkbox"/> ** I AGREE	
** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.	
Authorized Representative:	
Prefix: <input type="text" value="Mr."/>	* First Name: <input type="text" value="Bryan"/>
Middle Name: <input type="text"/>	
* Last Name: <input type="text" value="Lynn"/>	
Suffix: <input type="text"/>	
* Title: <input type="text" value="Director"/>	
* Telephone Number: <input type="text" value="(804) 985-1198"/>	Fax Number: <input type="text"/>
* Email: <input type="text" value="bryan.bozafshod@virginia.gov"/>	
* Signature of Authorized Representative: 	* Date Signed: <input type="text" value="5/11/23"/>

00000000

A handwritten signature in blue ink, appearing to be 'J. R. ...' with a stylized flourish at the end.

Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, enter appropriate letter(s): <input type="text"/> * Offer (Specify): <input type="text"/>
* 3. Date Received: <input type="text"/>	4. Applicant Identifier: <input type="text"/>	
6a. Federal Entity Identifier: <input type="text"/>		6b. Federal Award Identifier: <input type="text"/>
State Use Only:		
6. Date Received by State: <input type="text"/>	7. State Application Identifier: <input type="text"/>	
8. APPLICANT INFORMATION:		
* a. Legal Name: Virginia Department of Housing and Community Development		
* b. Employer/Taxpayer Identification Number (EIN/TIN): 54-1007007	* c. UET Q888YD73VLR5	
d. Address:		
* Street1: 500 E. Main Street	Street2: <input type="text"/>	
* City: Richmond	County/Parish: <input type="text"/>	
* State: VA: Virginia	Province: <input type="text"/>	
* Country: USA: UNITED STATES	* Zip / Postal Code: 232162430	
e. Organizational Unit:		
Department Name: <input type="text"/>	Division Name: <input type="text"/>	
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: Mrs.	* First Name: Lyndal	
Middle Name: <input type="text"/>	* Last Name: Austin	
Suffix: <input type="text"/>	Title: Associate Director	
Organizational Affiliation: <input type="text"/>		
* Telephone Number: (804) 371-9000	Fax Number: <input type="text"/>	
* Email: Lyndal.Austin@dohcd.virginia.gov		

Application for Federal Assistance 6F-424	
* 9. Type of Applicant 1: Select Applicant Type: <input type="text" value="A: State Government"/>	
Type of Applicant 2: Select Applicant Type: <input type="text"/>	
Type of Applicant 3: Select Applicant Type: <input type="text"/>	
* Other (specify): <input type="text"/>	
* 10. Name of Federal Agency: <input type="text" value="U. S. Department of Housing and Urban Development"/>	
11. Catalog of Federal Domestic Assistance Number: <input type="text" value="14.241"/>	
CFDA Title: <input type="text" value="Housing Opportunities for Persons With Aids"/>	
* 12. Funding Opportunity Number: <input type="text"/>	
* Title: <input type="text"/>	
13. Competition Identification Number: <input type="text"/>	
Title: <input type="text"/>	
14. Areas Affected by Project (Cities, Counties, States, etc.): <input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
* 15. Descriptive Title of Applicant's Project: <input type="text"/>	
Attach supporting documents as specified in agency instructions. <input type="button" value="Add Attachments"/> <input type="button" value="Delete Attachments"/> <input type="button" value="View Attachments"/>	

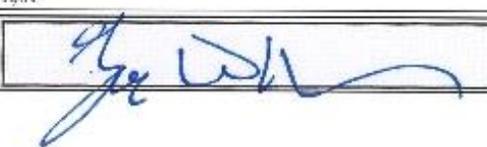
Application for Federal Assistance SF-424	
16. Congressional Districts Of:	
* a. Applicant: <input type="text"/>	* b. Program/Project: <input type="text"/>
Attach an additional list of Program/Project Congressional Districts if needed.	
<input type="text"/>	<input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>
17. Proposed Project:	
* a. Start Date: <input type="text" value="07/01/2023"/>	* b. End Date: <input type="text" value="06/30/2024"/>
18. Estimated Funding (\$):	
* a. Federal	<input type="text" value="1,511,854.00"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text"/>
* f. Program Income	<input type="text"/>
* g. TOTAL	<input type="text" value="1,511,854.00"/>
* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?	
<input type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on <input type="text"/> .	
<input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review.	
<input checked="" type="checkbox"/> c. Program is not covered by E.O. 12372.	
* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)	
<input type="checkbox"/> Yes <input type="checkbox"/> No	
If "Yes", provide explanation and attach:	
<input type="text"/>	<input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>
21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)	
<input checked="" type="checkbox"/> ** I AGREE	
** The list of certifications and assurances, or an internet site where you may obtain the list, is contained in the announcement or agency specific instructions.	
Authorized Representative:	
Prefix: <input type="text" value="Ms."/>	* First Name: <input type="text" value="Bryan"/>
Middle Name: <input type="text"/>	
* Last Name: <input type="text" value="Lynn"/>	
Suffix: <input type="text"/>	
* Title: <input type="text" value="Director"/>	
* Telephone Number: <input type="text" value="(804) 392-1133"/>	Fax Number: <input type="text"/>
* Email: <input type="text" value="bryan.lynn@shelby.virginia.gov"/>	
* Signature of Authorized Representative: 	* Date Signed: <input type="text" value="5/16/23"/>

2/1/2021



Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Charged/Corrected Application	* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate item(s): <input type="text"/> * Clarify/Specify: <input type="text"/>
* 3. Date Received: <input type="text"/>	4. Applicant Identifier: <input type="text"/>	
5a. Federal Entry Identifier: <input type="text"/>		5b. Federal Award Identifier: <input type="text"/>
State Use Only:		
6. Date Received by State: <input type="text"/>	7. State Application Identifier: <input type="text"/>	
8. APPLICANT INFORMATION:		
* a. Legal Name: <input type="text" value="Virginia Department of Housing and Community Development"/>		
* b. Employer/Teacher Identification Number (EIN/TIN): <input type="text" value="54-1083047"/>	* c. JEC: <input type="text" value="0858907301A5"/>	
* d. Address:		
* Street1: <input type="text" value="900 E. Main Street"/>	Street2: <input type="text" value="Suite 300"/>	
* City: <input type="text" value="Richmond"/>	County/Parish: <input type="text"/>	
* State: <input type="text" value="VA: Virginia"/>	Province: <input type="text"/>	
* Country: <input type="text" value="USA: UNITED STATES"/>	* Zip / Postal Code: <input type="text" value="232192430"/>	
* e. Organizational Unit:		
Department Name: <input type="text"/>	Division Name: <input type="text"/>	
* f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: <input type="text" value="Ms."/>	* First Name: <input type="text" value="Lyndsi"/>	
Middle Name: <input type="text"/>	* Last Name: <input type="text" value="Austin"/>	
Suffix: <input type="text"/>	Title: <input type="text" value="Associate Director"/>	
Organizational Affiliation: <input type="text"/>		
* Telephone Number: <input type="text" value="(804) 371-7000"/>	Fax Number: <input type="text"/>	
* Email: <input type="text" value="Lyndsi.austin@dhsd.virginia.gov"/>		

Application for Federal Assistance SF-424			
* 9. Type of Applicant 1: Select Applicant Type:			
A: State Government			
Type of Applicant 2: Select Applicant Type:			
Type of Applicant 3: Select Applicant Type:			
* Other (specify):			
* 10. Name of Federal Agency:			
Department of Housing and Urban Development			
11. Catalog of Federal Domestic Assistance Number:			
14.275			
CFDA Title:			
Housing Trust Fund			
* 12. Funding Opportunity Number:			
* Title:			
13. Competition Identification Number:			
Title:			
14. Areas Affected by Project (Cities, Counties, States, etc.):			
	Add Attachment	Delete Attachment	View Attachment
* 15. Descriptive Title of Applicant's Project:			
Attach supporting documents as specified in agency instructions.			
Add Attachments	Upload Attachments	View Attachments	

Application for Federal Assistance SF-424	
16. Congressional Districts Of:	
* a. Applicant: <input type="text"/>	* b. Program/Project: <input type="text"/>
Attach an additional list of Program/Project Congressional Districts if needed.	
<input type="text"/>	<input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>
17. Proposed Project:	
* a. Start Date: <input type="text" value="07/01/2023"/>	* b. End Date: <input type="text" value="06/30/2024"/>
18. Estimated Funding (\$):	
* a. Federal	<input type="text" value="7,563,731.50"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text"/>
* f. Program Income	<input type="text" value="71,751.00"/>
* g. TOTAL	<input type="text" value="7,635,482.50"/>
* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?	
<input type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on <input type="text"/>	
<input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review.	
<input checked="" type="checkbox"/> c. Program is not covered by E.O. 12372.	
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<input checked="" type="checkbox"/> ** I AGREE	
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Authorized Representative:	
Prefix: <input type="text" value="Mr."/>	* First Name: <input type="text" value="Bryan"/>
Middle Name: <input type="text"/>	
* Last Name: <input type="text" value="Horn"/>	
Suffix: <input type="text"/>	
* Title: <input type="text" value="Agency Director"/>	
* Telephone Number: <input type="text" value="(804) 382-1466"/>	Fax Number: <input type="text"/>
* Email: <input type="text" value="bryan.horn@ddcd.virginia.gov"/>	
* Signature of Authorized Representative: 	* Date Signed: <input type="text" value="5/10/2023"/>

2020/11/2

[Handwritten signature]

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4340-009
Expiration Date: 02/28/2025

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681-1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee-3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

Previous Edition Usable

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Standard Form 424D (Rev. 7-97)
Prescribed by OMB Circular A-102

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from: (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
	Director
APPLICANT ORGANIZATION	DATE SUBMITTED
Virginia Department of Housing and Community Development	5/11/2025

SF-424D (Rev. 7-97) Back

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009
Expiration Date: 02/28/2025

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

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As the duly authorized representative of the applicant, I certify that the applicant:

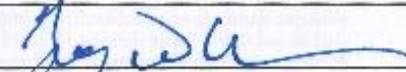
1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4601 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681-1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 cc-3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

Previous Edition Usable

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Standard Form 424D (Rev. 7-87)
Prescribed by OMB Circular A-102

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12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
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15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
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18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
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SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
	Director
APPLICANT ORGANIZATION	DATE SUBMITTED
Virginia Department of Housing and Community Development	5/11/2023

SF-424D (Rev. 7-97) Back

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009
Expiration Date: 02/26/2025

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8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681-1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

Previous Edition Usable

Authorized for Local Reproduction

Standard Form 424D (Rev. 7-87)
Prescribed by OMB Circular A-102

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§468a-1 et seq.).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
	Director
APPLICANT ORGANIZATION	DATE SUBMITTED
Virginia Department of Housing and Community Development	5/11/2023

SF-4241 (Rev. 7-97) Back

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009
Expiration Date: 02/28/2025

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

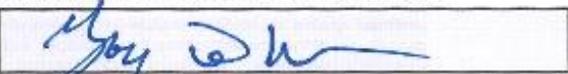
1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4726-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681-1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicap; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to non-discrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to non-discrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 cc 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to non-discrimination in the sale, rental or financing of housing; (i) any other non-discrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other non-discrimination statute(s) which may apply to the application.

Previous Edition Usable

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Standard Form 424D (Rev. 7-97)
Prescribed by OMB Circular A-102

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
	Director
APPLICANT ORGANIZATION	DATE SUBMITTED
Virginia Department of Housing and Community Development	5/11/2022

SF-424D (Rev. 7-97) Back

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009
Expiration Date: 02/28/2025

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0346-0042), Washington, DC 20503.

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NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

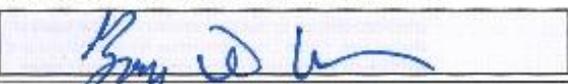
1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
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Standard Form 424D (Rev. 7-97)
Prescribed by OMB Circular A-102

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18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
	Director
APPLICANT ORGANIZATION	DATE SUBMITTED
Virginia Department of Housing and Community Development	5/11/2023

SF-124D (Rev. 7-97) Back

STATE CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the State certifies that:

Affirmatively Further Fair Housing -- The State will affirmatively further fair housing.

Uniform Relocation Act and Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

Anti-Lobbying --To the best of the State's knowledge and belief:

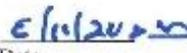
- 1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
- 2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
- 3. It will require that the language of paragraphs 1 and 2 of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of State -- The submission of the consolidated plan is authorized under State law and the State possesses the legal authority to carry out the programs under the consolidated plan for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the State's consolidated plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 75.


Signature of Authorized Official


Date


Title

Specific Community Development Block Grant Certifications

The State certifies that:

Citizen Participation -- It is following a detailed citizen participation plan that satisfies the requirements of 24 CFR §91.115 and each unit of general local government that receives assistance from the State is following a detailed citizen participation plan that satisfies the requirements of 24 CFR §570.486.

Consultation with Local Governments --

1. It has consulted with affected units of local government in the nonentitlement area of the State in determining the method of distribution of funding;
2. It engages in or will engage in planning for community development activities;
3. It provides or will provide technical assistance to units of local government in connection with community development programs; and
4. It will not refuse to distribute funds to any unit of general local government on the basis of the particular eligible activity selected by the unit of general local government to meet its community development needs, except that a State is not prevented from establishing priorities in distributing funding on the basis of the activities selected.

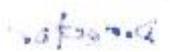
Local Needs Identification -- It will require each unit of general local government to be funded to identify its community development and housing needs, including the needs of low-income and moderate-income families, and the activities to be undertaken to meet these needs.

Community Development Plan -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available.
2. Overall Benefit. In the aggregate, not less than 70 percent of the CDBG funds, including Section 108 guaranteed loans, received by the State during the following fiscal year(s) 2022, 2023, 2024 [a period designated by the State of one, two, or three specific consecutive fiscal year(s)] will be used for activities that benefit persons of low and moderate income.





3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG Funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force – It will require units of general local government that receive CDBG funds to certify that they have adopted and are enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

Compliance with Anti-discrimination laws – The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

Compliance with Laws – It will comply with applicable laws.



Signature of Authorized Official

5/11/2022

Date

Director

Title

Specific HOME Certifications

The State certifies that:

Tenant Based Rental Assistance -- If it plans to use HOME funds for tenant-based rental assistance, tenant-based rental assistance is an essential element of the State's consolidated plan.

Eligible Activities and Costs -- It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR §92.205 through §92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in §92.214.

Subsidy Layering -- Before committing any funds to a project, the State or its recipients will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing.



Signature of Authorized Official



Date



Title



Emergency Solutions Grant Certifications

Each State that seeks funding under the Emergency Solutions Grants Program must provide the following certifications:

Matching Funds – The State will obtain any matching amounts required under 24 CFR 576.201 in a manner so that its subrecipients that are least capable of providing matching amounts receive the benefit of the exception under 24 CFR 576.201(a)(2).

Discharge Policy – The State will establish and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.

Confidentiality – The State will develop and implement procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

The State will ensure that its subrecipients comply with the following criteria:

Major rehabilitation/conversion/renovation – If an emergency shelter's rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the building will be maintained as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation. If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the building will be maintained as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion. In all other cases where ESG funds are used for renovation, the building will be maintained as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

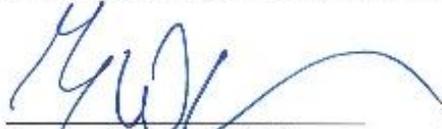
Essential Services and Operating Costs – If ESG funds are used for shelter operations or essential services related to street outreach or emergency shelter, the subrecipient will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the applicant serves the same type of persons (e.g., families with children, unaccompanied youth, veterans, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

Renovation – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

Supportive Services – The subrecipient will assist homeless individuals in obtaining permanent housing, appropriate supportive services (including medical and mental health treatment, counseling, supervision, and other services essential for achieving independent living), and other Federal, State, local, and private assistance available for such individuals.

Homeless Persons Involvement – To the maximum extent practicable, the subrecipient will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under ESG, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted ESG.

Consolidated Plan – All activities the subrecipient undertakes with assistance under ESG are consistent with the State's current HUD-approved consolidated plan.



Signature of Authorized Official

5/15/2020
Date

Director
Title

Housing Opportunities for Persons With AIDS Certifications

The State HOPWA grantee certifies that:

Activities -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

Building -- Any building or structure assisted under the program shall be operated for the purpose specified in the consolidated plan:

1. For a period of not less than 10 years, in the case of any building or structure purchased, leased, rehabilitated, renovated, or converted with HOPWA assistance,
2. For a period of not less than 3 years, in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.



Signature of Authorized Official

5/15/2023
Date

Director
Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:

Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

HOME-ARP

Richmond Times-Dispatch
Advertising Affidavit

Account Number
5014328

300 E. Franklin Street
Richmond, Virginia 23219
(804) 649-6208

Date
January 19, 2023

CIVIL DEPT HOUSING & COMMUNITY
ANN ROME LEIGH
MAIN STREET CENTRE
600 E. MAIN ST., SUITE 300
PROJECT MGMT. OFFICE
RICHMOND, VA 23219

Date	Category	Description	Ad Size	Total Cost
01/20/2023	Meetings and Events	NOTICE OF PUBLIC INPUT FOR THE VIRGINIA DEPARTMENT	2 x 6.5 L	588.00



NOTICE OF PUBLIC INPUT FOR THE GENERAL DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT FIVE YEAR CONSOLIDATED PLAN FOR PERIOD OF 2023 - 2028
2023 - 2028
2023 ANNUAL ACTION PLAN OF 2023-2028

The Virginia Department of Housing and Community Development (DHCD) is implementing a Five Year Consolidated Planning process to reformulate the Housing and Community Development five-year strategic plan and to determine the best use of resources to address the state's housing needs.

The planning process will result in the development of an Annual Action Plan (AAP) that will guide the department's operations and activities for the next year. The AAP will be developed in consultation with the public and will be subject to public input.

DHCD will accept input on the proposed Annual Action Plan and community concerns, including goals and objectives for housing and community development, the proposed use of funding, and the effective utilization of resources.

DHCD will hold three virtual public input sessions on the Consolidated Plan and 2023-2028 Annual Action Plan. Each session will focus on a different component of the plan. The sessions will be held on the following dates:

- A virtual public input session for the Consolidated Plan will be held on January 24, 2023, from 10:00 AM to 12:00 PM (ET). To join by phone, dial (804) 775-6642 or (804) 775-6643. To join by video, dial (804) 775-6642 or (804) 775-6643.
- A virtual public input session for the 2023-2028 Annual Action Plan will be held on January 25, 2023, from 10:00 AM to 12:00 PM (ET). To join by phone, dial (804) 775-6642 or (804) 775-6643. To join by video, dial (804) 775-6642 or (804) 775-6643.
- A virtual public input session for the 2023-2028 Annual Action Plan will be held on January 26, 2023, from 10:00 AM to 12:00 PM (ET). To join by phone, dial (804) 775-6642 or (804) 775-6643. To join by video, dial (804) 775-6642 or (804) 775-6643.

The Department will receive written input at the following email address: publicinput@dhcd.virginia.gov.

Any person with a disability may request a copy of this notice in an accessible format by calling (804) 775-6642 or (804) 775-6643. To request a copy of this notice in an accessible format, please call (804) 775-6642 or (804) 775-6643.

Publisher of the
Richmond Times-Dispatch

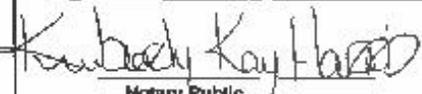
This is to certify that the attached NOTICE OF PUBLIC INPUT FO was published by the Richmond Times-Dispatch, Inc. in the City of Richmond, State of Virginia, on the following dates:

01/19/2023

The First Insertion being given ... 01/19/2023

Newspaper reference: D001386031

Sworn to and subscribed before me this **Thursday, January 19, 2023**



 Notary Public



 Billing Representative

Kimberly Kay Harris
NOTARY PUBLIC
Commonwealth of Virginia
Reg. No. 366758
Commission Exp. Jan. 31, 2025

State of Virginia
County of Hanover
My Commission expires _____

THIS IS NOT A BILL. PLEASE PAY FROM INVOICE. THANK YOU